

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

19 ROLLS ROAD SMYTHES CREEK VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Smythes Creek

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 ROLLS ROAD SMYTHES CREEK VIC 3351	\$460,000	15-May-24
5 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351	\$450,000	07-Feb-24
365 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$455,000	02-Feb-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 June 2024



## 6 ROLLS ROAD SMYTHES CREEK VIC 3351

 3  2  -

Sold Price

<sup>RS</sup> **\$460,000** Sold Date **15-May-24**

Distance **0.11km**



## 5 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351

 4  2  1

Sold Price

**\$450,000** Sold Date **07-Feb-24**

Distance **0.59km**



## 365 GLENELG HIGHWAY SMYTHES CREEK VIC 3351

 4  2  2

Sold Price

**\$455,000** Sold Date **02-Feb-24**

Distance **0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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