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 or locality and postcode

3 Delage Road, Smythes Creek Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$400,000		&		\$440,000				
Median sale p	rice								
Median price	\$535,000	Pro	operty Type	Hou	se		Suburb	Smythes Creek	
Period - From	08/10/2018	to	07/10/2019)	So	urce	REIV		

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.

Ade	dress of comparable property	Price	Date of sale
1	5 Singer St SMYTHES CREEK 3351	\$460,000	21/06/2019
2	7 Elise Rd WINTER VALLEY 3358	\$417,500	30/08/2019
3	20 Elegante Rd WINTER VALLEY 3358	\$410,000	11/09/2019

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:

08/10/2019 14:11



hockingstuart

Chris Gladman



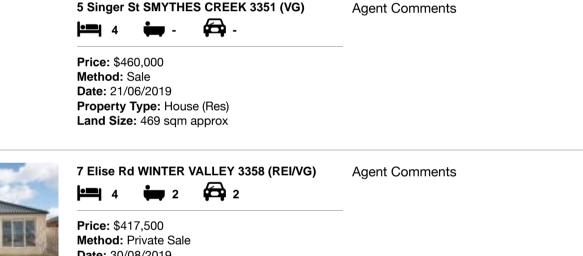
Rooms: 6 Property Type: House Agent Comments

03 5329 2500 0424 179 188 cgladman@hockingstuart.com.au

Indicative Selling Price \$400,000 - \$440,000 **Median House Price** 08/10/2018 - 07/10/2019: \$535,000

Yet to even celebrate its first birthday, 3 Delage Road is a fantastic option for buyers chasing that new home feeling, without the building headache or landscaping hangover! Completely finished... simply move in and enjoy! Situated oh so conveniently in the Pinnacle Estate Smythes Creek, this home enjoys the super convenience of Delacombe Town Centre right next door, which is quickly becoming the main hub of action and necessity for the West side of Ballarat. All with easy access into Ballarat, quality nearby schooling and public transport.

Comparable Properties





Date: 30/08/2019 Rooms: 5 Property Type: House Land Size: 462 sqm approx

20 Elegante Rd WINTER VALLEY 3358 (REI) Agent Comments **2**

4

Price: \$410,000 Method: Private Sale Date: 11/09/2019 Property Type: House (Res)

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.