

## 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

68 Finchs Road, Smythes Creek Vic 3351

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000

&

\$750,000

#### Median sale price

Median price \$507,500

House

X

Unit

Suburb or locality

Smythes Creek

Period - From 01/07/2016

to 30/06/2017

Source 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 eighteen 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 89 Bells Rd SMYTHES CREEK 3351    | \$880,000 | 16/11/2016   |
| 2 | 35 School La CAMBRIAN HILL 3352   | \$850,000 | 12/05/2016   |
| 3 | 59 Ofarrell Ct CAMBRIAN HILL 3352 | \$790,000 | 03/05/2016   |

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 eighteen months.~~

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**Indicative Selling Price**

\$740,000 - \$750,000

**Median House Price**

Year ending June 2017: \$507,500



**Rooms:**

**Property Type:** Land

**Land Size:** 28540 sqm approx

**Agent Comments**

## Comparable Properties



**89 Bells Rd SMYTHES CREEK 3351 (REI/VG)**

**Agent Comments**



**Price:** \$880,000

**Method:** Private Sale

**Date:** 16/11/2016

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 33940 sqm approx



**35 School La CAMBRIAN HILL 3352 (REI/VG)**

**Agent Comments**



**Price:** \$850,000

**Method:** Private Sale

**Date:** 12/05/2016

**Rooms:** 8

**Property Type:** House

**Land Size:** 20235 sqm approx

**59 Ofarrell Ct CAMBRIAN HILL 3352 (VG)**

**Agent Comments**



**Price:** \$790,000

**Method:** Sale

**Date:** 03/05/2016

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20920 sqm approx