

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

14 LOCK STREET, SMYTHESDALE, VIC 3351

### Indicative selling price

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

Single Price:

\$375,000

### Median sale price

Median price

\$486,250

Property type

House

Suburb

SMYTHESDALE

Period

01 January 2020 to 31 December 2020

Source

 pricefinder

### Comparable property sales

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

2 ELIZABETH ST, SMYTHESDALE, VIC 3351	\$535,000	18/08/2020
56 PASCOE ST, SMYTHESDALE, VIC 3351	\$572,500	05/08/2020
9 LOCK ST, SMYTHESDALE, VIC 3351	\$435,000	28/10/2020

This Statement of Information was prepared

05/02/2021

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 LOCK STREET, SMYTHESDALE, VIC**

3 1 1

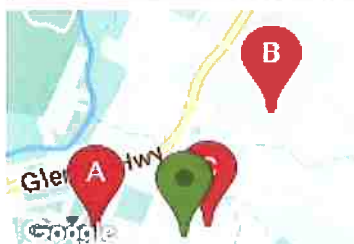
### Indicative Selling Price

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

Price Range: **null**

Provided by: Jake Clark, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**SMYTHESDALE, VIC, 3351**

Suburb Median Sale Price (House)

**\$486,250**

01 January 2020 to 31 December 2020

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**2 ELIZABETH ST, SMYTHESDALE, VIC 3351**

4 2 3

### Sale Price

**\$535,000**

Sale Date: 18/08/2020

Distance from Property: 311m



**56 PASCOE ST, SMYTHESDALE, VIC 3351**

4 2 4

### Sale Price

**\$572,500**

Sale Date: 05/08/2020

Distance from Property: 553m



**9 LOCK ST, SMYTHESDALE, VIC 3351**

2 2 4

### Sale Price

**\$435,000**

Sale Date: 28/10/2020

Distance from Property: 87m



This report has been compiled on 05/02/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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