

STATEMENT OF INFORMATION

19 MARLIN STREET, SMITHS BEACH, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19 MARLIN STREET, SMITHS BEACH, VIC**

2 1 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$469,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**SMITHS BEACH, VIC, 3922**

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

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.

**36 DOLPHIN DR, SMITHS BEACH, VIC 3922**

3 1 2

Sale Price

\$440,000

Sale Date: 19/06/2017

Distance from Property: 233m

**18 HONOLULU AVE, SMITHS BEACH, VIC 3922**

3 1 2

Sale Price

\$450,000

Sale Date: 20/03/2017

Distance from Property: 447m

**5 NAPOLI CRT, SMITHS BEACH, VIC 3922**

3 1 2

Sale Price

\$480,000

Sale Date: 15/03/2017

Distance from Property: 481m



This report has been compiled on 27/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 MARLIN STREET, SMITHS BEACH, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$469,000

Median sale price

Median price

\$450,000

House

X

Unit

Suburb

SMITHS BEACH

Period

01 October 2016 to 30 September 2017

Source



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
36 DOLPHIN DR, SMITHS BEACH, VIC 3922	\$440,000	19/06/2017
18 HONOLULU AVE, SMITHS BEACH, VIC 3922	\$450,000	20/03/2017
5 NAPOLI CRT, SMITHS BEACH, VIC 3922	\$480,000	15/03/2017