

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1817 Glenelg Highway, Smythesdale, VIC 3351

### Indicative selling price

Single Price or Range between

\$299,000 - \$327,500

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

### Median sale price

Median Price

**\$193,750**

Property Type

**House**

Suburb

**SMYTHESDALE**

Period From

**25/05/2018**

Period To

**25/11/2019**

Source

**Core Logic**

### Comparable property sales

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.



**49 BROOKE STREET  
SMYTHESDALE**

3 1 2

Price \$340,000

Date of Sale 12/09/2019

Land 823 sqm



**26 BAGLIN STREET  
SMYTHESDALE**

3 2 8

Price \$305,000

Date of Sale 05/06/2019

Land 5099 sqm