

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

439 Bells Road, Smythes Creek 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$575,000 & \$605,000

Median sale price

Median price

\$750,000

Property type

House

Suburb

Smythes Creek

Period - From

01/07/2020

to

30/06/2021

Source

Corelogic

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.

Address of comparable property	Price	Date of sale
89 Hendersons Road, Smythes Creek 3351	\$545,000	21/07/2020
339 Bells Road, Smythes Creek 3351	\$575,000	20/02/2020
5 Thomas Road, Haddon 3351	\$570,000	05/03/2020

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: 28/07/2021