

## 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 and  
postcode

58 Valiant 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$169,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Jun 2020

to

31 May 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

15 Singer Street Smythes Creek VIC 3351	\$480,000	11-Feb-21
13 Singer Street Smythes Creek VIC 3351	\$440,000	23-Jun-20
30 Auburn Drive Smythes Creek VIC 3351	\$550,000	27-Apr-21

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: 08 June 2021

# McGrath

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**15 Singer Street Smythes Creek VIC 3351** Sold Price **\$480,000** Sold Date **11-Feb-21**

4 2 -

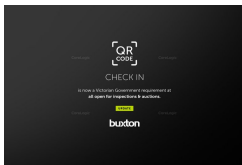
Distance **0.04km**



**13 Singer Street Smythes Creek VIC 3351** Sold Price **\$440,000** Sold Date **23-Jun-20**

2 2 2

Distance **0.05km**



**30 Auburn Drive Smythes Creek VIC 3351** Sold Price <sup>RS</sup> **\$550,000** Sold Date **27-Apr-21**

4 2 2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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