

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

439 Glenelg Highway Smythes Creek VIC 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$150,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Feb 2020

to

31 Jan 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

70 Webb Road Bonshaw VIC 3352	\$3,000,000	14-Aug-20
50 Ross Creek Road Bonshaw VIC 3352	\$2,050,000	01-Oct-20
2 Joses Lane Bonshaw VIC 3352	\$2,200,000	02-Oct-20

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: 01 February 2021

McGrath

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70 Webb Road Bonshaw VIC 3352

Sold Price ^{RS} **\$3,000,000** ^{UN}

Sold Date **14-Aug-20**

 4  2  2

Distance **2.03km**



50 Ross Creek Road Bonshaw VIC 3352

Sold Price ^{RS} **\$2,050,000** ^{UN}

Sold Date **01-Oct-20**

 4  2  2

Distance **2.69km**



2 Joses Lane Bonshaw VIC 3352

Sold Price ^{RS} **\$2,200,000** ^{UN}

Sold Date **02-Oct-20**

 4  2  2

Distance **2.71km**

RS = Recent sale

UN = Undisclosed Sale

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