

Statement of Information

Sections 47AF of the Estate Agents Act 1980

61 Hillcrest Road, SMYTHESDALE 3351

House

 5 beds

 2 baths

 8 parking

Indicative selling price

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

Single price \$665,000

Median sale price

Median **House** for **SMYTHESDALE** for period **Oct 2016 - Sep 2017**

Sourced from **Price Finder**.

\$354,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

25 Noble Street,
SMYTHESDALE

Price **\$580,000** Sold 19 February 2017

38 Old Glenelg Highway,
SCARSDALE

Price **\$780,000** Sold 05 February 2017

83 Miners Hut Road,
HADDON

Price **\$617,500** Sold 23 August 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

Contact agents

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