## buxton



### STATEMENT OF INFORMATION

123 KENNEDYS ROAD, SMYTHES CREEK, VIC 3351 PREPARED BY BERNIE MASSEY, BUXTON (BALLARAT) PTY LTD



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 123 KENNEDYS ROAD, SMYTHES CREEK, 🕮 3 🕒 2 🚓 4







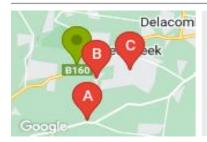
**Indicative Selling Price** 

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

**Single Price:** 950,000

Provided by: Bernie Massey, Buxton (Ballarat) Pty Ltd

#### **MEDIAN SALE PRICE**



#### **SMYTHES CREEK, VIC, 3351**

**Suburb Median Sale Price (House)** 

\$820,000

01 April 2022 to 31 March 2023

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.











Sale Price

\$950,000

Sale Date: 14/02/2023

Distance from Property: 3.2km













**\*\$990,000** 

Sale Price

Sale Date: 16/11/2022

Distance from Property: 1.2km





152 HENDERSONS RD, SMYTHES CREEK, VIC







Sale Price

\*\$1.050.000

Sale Date: 28/02/2023

Distance from Property: 2.8km



#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Address Including suburb and postcode	
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#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotin						
Single Price:	950,000					

#### Median sale price

Median price	\$820,000	Property type	House	Suburb	SMYTHES CREEK
Period	01 April 2022 to 31 March 2023		Source	pricefinder	

#### Comparable property sales

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
595 SEBASTOPOL-SMYTHESDALE RD, ROSS CREEK, VIC 3351	\$950,000	14/02/2023
55 POST OFFICE RD, SMYTHES CREEK, VIC 3351	*\$990,000	16/11/2022
152 HENDERSONS RD, SMYTHES CREEK, VIC 3351	*\$1,050,000	28/02/2023

This Statement of Information was prepared on:

21/04/2023

