

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

730 Glenelg Highway, 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)

Range between \$900,000

&amp;

\$950,000

## Median sale price

Median price \$505,000

House

X

Unit

Suburb Smythes Creek

Period - From 01/10/2016

to

30/09/2017

Source REIV

## Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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 most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:** 9

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 25600 sqm approx

Agent Comments

A landmark property in Smythes Creek, this iconic colonial style stone homestead is located only minutes from Ballarat's ever growing Western fringe. Set on approx. 6.2 acres, the land boasts established landscaping around the home, along with scattered tree planting over the land. The recently renovated homestead offers immaculate presentation, with absolutely nothing to do but move in and enjoy! The floorplan comprises a master bedroom with walk in robe and ensuite, four more bedrooms (all with BIR's), family bathroom and a third "farmhouse" style bathroom near the rear entrance.

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