

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

180 Smythesdale - Snake Valley Road, Smythesdale, VIC 3351

### Indicative selling price

\$ 495,000 - \$525,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 295,000

House

\*Delete house or unit as applicable

Suburb  
SMYTHESDALE

Period  
22/09/2018 - 21/03/2019

Source  
Price Finder

### Comparable property sales

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



12 COPE STREET  
SCARSDALE

5 3 4

Normal Sale \$495,000  
Date Sold 17/12/2018  
Land 5260 sqm



105 HADDON-PRESTON HILL ROAD  
HADDON

4 2 1

Normal Sale \$540,000  
Date Sold 10/10/2018  
Land 20080 sqm



202 SEBASTOPOL-SMYTHESDALE ROAD  
SMYTHESDALE

4 2 4

Normal Sale \$490,000  
Date Sold 15/11/2018  
Land 10000 sqm