buxton

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

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

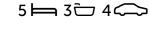
Comparable property sales

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

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





105 HADDON-PRESTON HILL ROAD 4 → 2 → 1 ← HADDON

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



202 SEBASTOPOL-SMYTHESDALE ROA → 2 → 4 ← SMYTHESDALE

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