

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 26 Westgate Road, Smythes Creek VIC 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$695,000 & \$735,000

Median sale price

Median price \$677,000 Property type House Suburb Smythes Creek

Period - From 01/03/2022 to 28/02/2023 Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
	\$	
	\$	
	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23/03/2023