

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

Lot 133 Singer Street, Smythes Creek Vic 3351

Indicative selling price

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

Price Range

\$469,000

Median sale price

Median price

\$560,000

House

X

Unit

Suburb or locality

Smythes Creek

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	11 Chase Blvd ALFREDTON 3350	\$492,500	18/09/2018
2	31 Oshannassy Pde LUCAS 3350	\$472,000	19/10/2018
3	16 Elegante Rd WINTER VALLEY 3358	\$470,000	19/12/2018

OR

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$469,000

Median House Price

Year ending September 2018: \$560,000

Comparable Properties



11 Chase Blvd ALFREDTON 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$492,500
Method: Private Sale
Date: 18/09/2018
Rooms: 8
Property Type: House (Res)
Land Size: 576 sqm approx



31 Oshannassy Pde LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$472,000
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: House



16 Elegante Rd WINTER VALLEY 3358 (REI)

Agent Comments

4 2 2

Price: \$470,000
Method: Private Sale
Date: 19/12/2018
Rooms: 4
Property Type: House (Res)