

## 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 185 Hendersons Road, 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 \$530,000 & \$550,000

#### Median sale price

Median price \$550,000 House X Unit Suburb Smythes Creek

Period - From 01/04/2017 to 31/03/2018 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	30 Doble Rd SMYTHES CREEK 3351	\$565,000	22/06/2017
2	123 Finchs Rd SMYTHES CREEK 3351	\$560,000	27/03/2018
3	1 Kingston Ct SMYTHES CREEK 3351	\$560,000	11/04/2017

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:****Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 20000 sqm approx

Agent Comments

**Indicative Selling Price**

\$530,000 - \$550,000

**Median House Price**

Year ending March 2018: \$550,000

## Comparable Properties

**30 Doble Rd SMYTHES CREEK 3351 (VG)**

Agent Comments

**Price:** \$565,000**Method:** Sale**Date:** 22/06/2017**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 10530 sqm approx**123 Finchs Rd SMYTHES CREEK 3351 (REI/VG)**

Agent Comments

**Price:** \$560,000**Method:** Private Sale**Date:** 27/03/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 40468.60 sqm approx**1 Kingston Ct SMYTHES CREEK 3351 (REI)**

Agent Comments

**Price:** \$560,000**Method:** Private Sale**Date:** 11/04/2017**Rooms:** 6**Property Type:** House