

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 and
postcode

4 SUNBEAM STREET 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

\$515,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Smythes Creek

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 18 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

4 SINGER STREET SMYTHES CREEK VIC 3351	\$515,000	01-Jan-25
6 SINGER STREET SMYTHES CREEK VIC 3351	\$500,000	21-Sep-24
365 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$455,000	02-Feb-24

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 18 months.~~

This Statement of Information was prepared on: 15 January 2025

McGrath

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4 SINGER STREET SMYTHES CREEK VIC 3351

 4  2  2

Sold Price

^{RS} **\$515,000**

Sold Date

01-Jan-25

Distance

0.08km



6 SINGER STREET SMYTHES CREEK VIC 3351

 4  2  2

Sold Price

\$500,000

Sold Date

21-Sep-24

Distance

0.08km



365 GLENELG HIGHWAY SMYTHES CREEK VIC 3351

 4  2  2

Sold Price

\$455,000

Sold Date

02-Feb-24

Distance

0.14km



17 AUBURN DRIVE SMYTHES CREEK VIC 3351

 4  2  2

Sold Price

\$530,000

Sold Date

05-Jul-24

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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