

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

LOT 1 GLENELG HIGHWAY SMYTHESDALE 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$215,750

Property type

Land

Suburb

Smythesdale

Period-from

01 Apr 2024

to

31 Mar 2025

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

44 BURKE STREET SMYTHESDALE VIC 3351	\$190,000	31-Jan-25
OCONNOR STREET SCARSDALE VIC 3351	\$347,000	19-Mar-24
70 SHORT ROAD SMYTHESDALE VIC 3351	\$350,000	09-Apr-25

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: 24 April 2025



**44 BURKE STREET SMYTHESDALE
VIC 3351**

3 2 -

Sold Price

\$190,000

Sold Date

31-Jan-25

Distance

1.2km



**O'CONNOR STREET SCARSDALE
VIC 3351**

- - -

Sold Price

\$347,000

Sold Date

19-Mar-24

Distance

4.28km



**70 SHORT ROAD SMYTHESDALE
VIC 3351**

- - -

Sold Price

^{RS} **\$350,000**

Sold Date

09-Apr-25

Distance

3.65km

RS = Recent sale

UN = Undisclosed Sale

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