



**Lot 4**  
**4.89 acres**

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**Lot 4/40 Kennedys Road,  
SMYTHES CREEK 3351**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$365,000**

### Median sale price

Median **House** for **SMYTHES CREEK** for period **Dec 2017 - Dec 2018**

Sourced from **Price Finder**.

**\$525,000**

### Comparable property sales

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 the most comparable to the property for sale.

**Lot 12 Glenelg Highway,  
Smythes Creek**

**Price \$361,500** Sold 15  
November 2018

**109 Hendersons Road,  
Smythes Creek**

**Price \$385,000** Sold 20  
September 2018

**Lot 1/40 Kennedys Road,  
Smythes Creek**

**Price \$400,000** Sold 15  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### PRDnationwide Ballarat

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BALLARAT VIC 3350

### Contact agents



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