

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: Lot 6 Stuart Court Smythes Creek

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$240,000 & \$255,000

Median sale price

Median price: \$544,750 House Suburb: Smythes Creek
Period - From: 01/07/2017 to 30/06/2018 Source: PDOL

Comparable property sales

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.



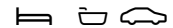
**Lot 1/215 Kennedys Rd
SMYTHES CREEK**
Sold by Private Sale \$245,000
Date Sold 15/05/2017



**39 Loren Rd
SMYTHES CREEK**

Opportunities such as this are becoming more and more sought after but very hard to find. Set on approx. 5 acres just minutes to

**Sold by Private Sale \$275,000
Date Sold 01/03/2018
Land 19,830 SqM**



**135 Kirks Rd
SMYTHES CREEK**

Positioned in the tightly held area of Smythes Creek is this magnificent 7.8 acre or 3.15 hectare cleared allotment. Set with

**Sold by Private Sale \$280,000
Date Sold 23/05/2017
Land 31,566 SqM**

