

# STATEMENT OF INFORMATION

174 CEMETERY ROAD, SMEATON, VIC 3364

PREPARED BY TASH MARTIN, PRDNATIONWIDE BALLARAT



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**174 CEMETERY ROAD, SMEATON, VIC**

4 2 2

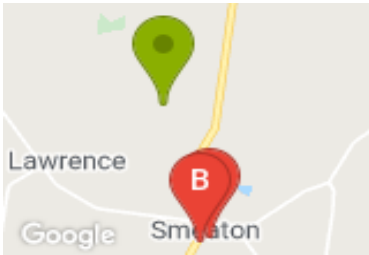
### Indicative Selling Price

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

Price Range: **695,000 to 720,000**

Provided by: Tash Martin, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**SMEATON, VIC, 3364**

Suburb Median Sale Price (House)

**\$365,000**

01 July 2020 to 30 June 2021

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**28 FREDERICK ST, SMEATON, VIC 3364**

4 2 2

Sale Price

**\$620,000**

Sale Date: 30/06/2021

Distance from Property: 4km



**13 CALDER ST, SMEATON, VIC 3364**

4 2 8

Sale Price

**\$795,000**

Sale Date: 01/06/2021

Distance from Property: 4.1km



This report has been compiled on 10/09/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

174 CEMETERY ROAD, SMEATON, VIC 3364

### Indicative selling price

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

Price Range: 695,000 to 720,000

### Median sale price

Median price

\$365,000

Property type

House

Suburb

SMEATON

Period

01 July 2020 to 30 June 2021

Source



### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

28 FREDERICK ST, SMEATON, VIC 3364	\$620,000	30/06/2021
13 CALDER ST, SMEATON, VIC 3364	\$795,000	01/06/2021

This Statement of Information was prepared on:

10/09/2021