

STATEMENT OF INFORMATION

5 MIAMI COURT, SMITHS BEACH, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MIAMI COURT, SMITHS BEACH, VIC 3922 🛏️ 5 🚿 - 🚗 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$680,000 to \$720,000

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



SMITHS BEACH, VIC, 3922

Suburb Median Sale Price (House)

\$450,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



32 BEACHCOMBER AVE, SMITHS BEACH, VIC 🛏️ 4 🚿 2 🚗 2

Sale Price

\$418,000

Sale Date: 07/02/2017

Distance from Property: 144m



18 HONOLULU AVE, SMITHS BEACH, VIC 3922 🛏️ 3 🚿 1 🚗 2

Sale Price

\$450,000

Sale Date: 20/03/2017

Distance from Property: 86m



5 NAPOLI CRT, SMITHS BEACH, VIC 3922 🛏️ 3 🚿 1 🚗 2

Sale Price

\$480,000

Sale Date: 15/03/2017

Distance from Property: 152m



This report has been compiled on 15/11/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**4 MIAMI CRT, SMITHS BEACH, VIC 3922**

3 2 2

Sale Price

\$435,000

Sale Date: 19/02/2017

Distance from Property: 47m

**46 BEACHCOMBER AVE, SMITHS BEACH, VIC**

2 1 -

Sale Price

\$440,000

Sale Date: 10/06/2017

Distance from Property: 246m

**151 BACK BEACH RD, SMITHS BEACH, VIC**

2 1 2

Sale Price

\$356,000

Sale Date: 22/05/2017

Distance from Property: 404m

**22 CALIFORNIA DR, SMITHS BEACH, VIC 3922**

2 1 2

Sale Price

\$410,000

Sale Date: 27/03/2017

Distance from Property: 270m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 MIAMI COURT, SMITHS BEACH, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$450,000

House

X

Unit


Suburb

SMITHS BEACH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
32 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922	\$418,000	07/02/2017
18 HONOLULU AVE, SMITHS BEACH, VIC 3922	\$450,000	20/03/2017
5 NAPOLI CRT, SMITHS BEACH, VIC 3922	\$480,000	15/03/2017
4 MIAMI CRT, SMITHS BEACH, VIC 3922	\$435,000	19/02/2017

46 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922	\$440,000	10/06/2017
151 BACK BEACH RD, SMITHS BEACH, VIC 3922	\$356,000	22/05/2017
22 CALIFORNIA DR, SMITHS BEACH, VIC 3922	\$410,000	27/03/2017