Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 90 Miners Hut Road, Smythesdale Vic 3351

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-------------|
| Range betweer | n \$325,000 | | & | | \$350,000 |) | | |
| Median sale p | rice | | | | | | | |
| Median price | \$192,500 | Pro | operty Type | Vac | ant land | | Suburb | Smythesdale |
| Period - From | 15/11/2023 | to | 14/11/2024 | | So | urce | REIV | |

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.

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 1/37 Brooke St SMYTHESDALE 3351 | \$330,000 | 16/05/2024 |
| 2 | 90 Miners Hut Rd HADDON 3351 | \$375,000 | 16/02/2024 |
| 3 | Burke St SMYTHESDALE 3351 | \$385,000 | 30/06/2023 |

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:

15/11/2024 16:42









Property Type: Land Land Size: 22257 sqm approx Agent Comments Indicative Selling Price \$325,000 - \$350,000 Median Land Price 15/11/2023 - 14/11/2024: \$192,500

Comparable Properties

| | 1/37 Brooke St SMYTHESDALE 3351 (VG) | Agent Comments |
|-----------|---|----------------|
| | | |
| | Price: \$330,000 | |
| | Method: Sale | |
| | Date: 16/05/2024 | |
| | Property Type: Retail (Com) Land Size: 298 sqm approx | |
| Harcourts | 90 Miners Hut Rd HADDON 3351 (REI) Price: \$375,000 Method: Private Sale Date: 16/02/2024 Property Type: Land Land Size: 22257.73 sqm approx | Agent Comments |
| | Burke St SMYTHESDALE 3351 (VG) | Agent Comments |
| | Price: \$385,000 | |
| | Method: Sale | |
| | Date: 30/06/2023 | |
| | Property Type: Land | |

Account - Fletchers | P: 03 5333 4797



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Land Size: 746 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.