

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 90 Miners Hut Road, Smythesdale Vic 3351
Including suburb or locality and postcode

Indicative selling price

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

Range between \$325,000 & \$350,000

Median sale price

Median price \$192,500 Property Type Vacant land Suburb Smythesdale

Period - From 15/11/2023 to 14/11/2024 Source 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.

	Address 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



90 Miners Hut Rd HADDON 3351 (REI)

[Agent Comments](#)



Price: \$375,000
Method: Private Sale
Date: 16/02/2024
Property Type: Land
Land Size: 22257.73 sqm approx

Burke St SMYTHESDALE 3351 (VG)

[Agent Comments](#)



Price: \$385,000
Method: Sale
Date: 30/06/2023
Property Type: Land
Land Size: 746 sqm approx

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