

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
Including suburb or locality and postcode 49 James Court, Smythes Creek Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$960,000 & \$1,040,000

Median sale price

Median price \$595,000 Property type House Suburb Smythes Creek

Period - From 01/08/2021 to 31/07/2022 Source CoreLogic

Comparable property sales

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
36 James Court, Smythes Creek Vic 3351	\$1,300,000	22/12/2021
54 Kirks Road, Smythes Creek Vic 3351	\$1,150,000	02/08/2022
1160 Sebastopol-Smythesdale Road, Ross Creek Vic	\$1,150,000	03/12/2021

This Statement of Information was prepared on: 23/08/2022