

## 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 and  
postcode

172 SEBASTOPOL-SMYTHESDALE ROAD SMYTHESDALE VIC 3351

### Indicative selling price

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

Single Price

or range  
between

\$955,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,000

Property type

House

Suburb

Smythesdale

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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

26 PASCOE STREET SMYTHESDALE VIC 3351	\$820,000	11-Dec-23
15 LYNCH STREET SMYTHESDALE VIC 3351	\$750,000	29-Dec-23
128 SEBASTOPOL-SMYTHESDALE ROAD SMYTHESDALE VIC 3351	\$740,000	21-Dec-23

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.~~

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**26 PASCOE STREET  
SMYTHESDALE VIC 3351**

 4  2  4

Sold Price **\$820,000** Sold Date **11-Dec-23**

Distance **1.63km**



**15 LYNCH STREET SMYTHESDALE  
VIC 3351**

 4  2  4

Sold Price **\$750,000** Sold Date **29-Dec-23**

Distance **1.95km**



**128 SEBASTOPOL-SMYTHESDALE  
ROAD SMYTHESDALE VIC 3351**

 3  1  2

Sold Price **\$740,000** Sold Date **21-Dec-23**

Distance **0.45km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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