



Statement of Information

Sections 47AF of the Estate Agents Act 1980

6 Miami Court, SMITHS BEACH 3922

Indicative selling price

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

Single price \$669,000

Median sale price

Median **House** for **SMITHS BEACH** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$572,000

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 the most comparable to the property for sale.

19 Beachcomber Avenue,
Smiths Beach 3922

Price \$648,000 Sold 01
September 2018

7 Honolulu Avenue,
Smiths Beach 3922

Price \$650,000 Sold 10
September 2018

5 Miami Court,
Smiths Beach 3922

Price \$692,000 Sold 21
December 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

3 baths

3 parking

Ray White Phillip Island

56 - 58 Thompson Avenue,
Cowes VIC 3922

Contact agents



Yvette Tancheff
Ray White

0414 506 795

yvette.tancheff@raywhite.com

