

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

29 Allan Court, Smythes Creek

Indicative selling price

\$ 649,000 - \$699,000

Range between

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

Median sale price

Median price
\$ 522,500

House

*Delete house or unit as applicable

Suburb
SMYTHES CREEK

Period
14/07/2018 - 10/01/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



40 WESTGATE ROAD
SMYTHES CREEK

4 2 6

Normal Sale \$672,850
Date Sold 22/09/2018
Land 20000 sqm



8 BOTHE PLACE
HADDON

4 2 5

Normal Sale \$630,000
Date Sold 20/09/2018
Land 20840 sqm



83 BULL INN COURT
NINTINGBOOL

4 2 2

Normal Sale \$655,000
Date Sold 17/08/2018
Land 22300 sqm