

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

60 Valiant Road 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Oct 2020

to

30 Sep 2021

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

10 Banff Road Winter Valley VIC 3358	\$550,000	27-Aug-21
62 Majestic Way Winter Valley VIC 3358	\$575,000	01-Oct-21
2 Duchess Drive Winter Valley VIC 3358	\$631,000	25-Aug-21

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: 29 October 2021

McGrath

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10 Banff Road Winter Valley VIC 3358

4 2 2

Sold Price

\$550,000

Sold Date

27-Aug-21

Distance

0.95km



62 Majestic Way Winter Valley VIC 3358

4 2 2

Sold Price

^{RS} **\$575,000**

Sold Date

01-Oct-21

Distance

1.09km



2 Duchess Drive Winter Valley VIC 3358

4 2 2

Sold Price

\$631,000

Sold Date

25-Aug-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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