

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

20 Avalon Court, Smythes Creek, VIC 3351

### Indicative selling price

\$ 699,000 - \$759,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 525,000

House

\*Delete house or unit as applicable

Suburb  
SMYTHES CREEK

Period  
19/10/2018 - 17/04/2019

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



29 ALLAN COURT  
SMYTHES CREEK

4 2 2

Agents Advice - Sale \*\$655,000  
Date Sold 06/03/2019  
Land 21040 sqm



134 KENNEDYS ROAD  
SMYTHES CREEK

3 2 2

Normal Sale \$765,000  
Date Sold 29/10/2018  
Land 33340 sqm



312 SMYTHES ROAD  
DELACOMBE

3 1 1

Normal Sale \$650,000  
Date Sold 23/10/2018  
Land 3113 sqm