

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

246 BELLS 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Smythes Creek

Period-from

01 Sep 2022

to

31 Aug 2023

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

42 KARINGAL PARK DRIVE SMYTHES CREEK VIC 3351	\$1,750,000	08-Feb-23
41 ANNE COURT SMYTHES CREEK VIC 3351	\$1,230,000	30-Nov-22
580 GLENELG HIGHWAY SMYTHES CREEK VIC 3351	\$1,500,000	03-Aug-22

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: 12 September 2023



**42 KARINGAL PARK DRIVE
SMYTHES CREEK VIC 3351**

Sold Price **\$1,750,000** Sold Date **08-Feb-23**

6 3 7

Distance **0.81km**



**41 ANNE COURT SMYTHES CREEK
VIC 3351**

Sold Price **\$1,230,000** Sold Date **30-Nov-22**

4 2 3

Distance **1.05km**



**580 GLENELG HIGHWAY SMYTHES
CREEK VIC 3351**

Sold Price **\$1,500,000** Sold Date **03-Aug-22**

2 1 -

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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