

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 or
locality and postcode

42 Wongerer Lane, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price

\$728,500

Property Type

House

Suburb

Smythes Creek

Period - From

01/10/2019

to

30/09/2020

Source

REIV

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
1	191 Nintingbool Rd NINTINGBOOL 3351	\$650,000	05/05/2020
2	25 Kent Dr HADDON 3351	\$635,000	06/11/2019
3	18 John Ct HADDON 3351	\$565,000	10/09/2019

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:

12/10/2020 15:12

42 Wongerer Lane, Smythes Creek Vic 3351



Rob Cunningham
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Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2020: \$728,500



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 35500 sqm approx
Agent Comments

Comparable Properties



191 Nintingbool Rd NINTINGBOOL 3351 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 05/05/2020
Rooms: 4
Property Type: House
Land Size: 18211 sqm approx



25 Kent Dr HADDON 3351 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 06/11/2019
Rooms: 6
Property Type: House
Land Size: 8094 sqm approx



18 John Ct HADDON 3351 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 10/09/2019
Property Type: House
Land Size: 20234.30 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.