

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 134 Kennedys Road Smythes Creek

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$740,000 & \$775,000




**Median sale price**

Median price: \$544,750 House Suburb: Smythes Creek  
Period - From: 01/07/2017 to 30/06/2018 Source: PDOL

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.




**919 Sebastopol Smythesdale Rd  
ROSS CREEK**

4  2  2 

Be enchanted as you drive down the tree lined driveway approaching your magnificent new family home. Ideally located




**Sold by Private Sale \$845,000**  
**Date Sold 12/02/2018**  
**Land 65,560 SqM**

**730 Glenelg Hwy  
SMYTHES CREEK**

3   

**Sold by Private Sale \$895,000**  
**Date Sold 23/11/2017**  
**Land 25,600 SqM**

**68 Finchs Rd  
SMYTHES CREEK**

4  2  2 

Only minutes to town yet blissfully quiet sits this substantial home on approximately seven acres. All four bedrooms have

**Sold by Private Sale \$745,000**  
**Date Sold 06/11/2017**  
**Land 28,500 SqM**