

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

63 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

\$214,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Smythes Creek

Period-from

01 Jan 2024

to

31 Dec 2024

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

11 INVICTA DRIVE SMYTHES CREEK VIC 3351	\$225,000	13-Aug-24
16 DIABLO PLACE SMYTHES CREEK VIC 3351	\$232,440	16-Dec-24
28 BEARTOOTH DRIVE WINTER VALLEY VIC 3358	\$230,000	25-Aug-24

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.~~

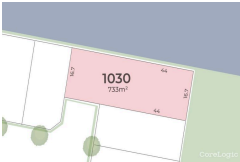
This Statement of Information was prepared on: 14 January 2025



11 INVICTA DRIVE SMYTHES CREEK VIC 3351 Sold Price **\$225,000** Sold Date **13-Aug-24**

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Distance **0.28km**



16 DIABLO PLACE SMYTHES CREEK VIC 3351 Sold Price **\$232,440** Sold Date **16-Dec-24**

- - -

Distance **0.53km**



28 BEARTOOTH DRIVE WINTER VALLEY VIC 3358 Sold Price **\$230,000** Sold Date **25-Aug-24**

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Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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