

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

189 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$969,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$978,150

Property type

House

Suburb

Smiths Beach

Period-from

01 Jan 2022

to

31 Dec 2022

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

151 BACK BEACH ROAD SMITHS BEACH VIC 3922	\$976,300	08-Jan-22
44 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$1,107,000	22-Mar-22
31 DOLPHIN DRIVE SMITHS BEACH VIC 3922	\$940,000	12-Feb-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: 25 January 2023



151 BACK BEACH ROAD SMITHS BEACH VIC 3922

 3  2  1

Sold Price

\$976,300

Sold Date

08-Jan-22

Distance

0.23km



44 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922

 3  1  2

Sold Price

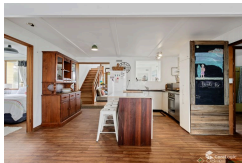
\$1,107,000

Sold Date

22-Mar-22

Distance

0.29km



31 DOLPHIN DRIVE SMITHS BEACH VIC 3922

 3  2  3

Sold Price

\$940,000

Sold Date

12-Feb-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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