

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 1, 2 & 3 Glenelg Highway, Smythesdale Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$25,000

or range between \$\*

&

\$

### Median sale price

Median price \$369,000

\*House

☒

\*Unit

☐

Suburb  
or locality

Smythesdale

Period - From 01/07/2016

to

30/06/2017

Source REIV

### Comparable property sales

Due to the nature of the property, the agent reasonably believes that fewer than 3 comparable properties sales were available within a 5 km radius.