

## 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 and  
postcode 31 BEACHCOMBER AVENUE, SMITHS BEACH, VIC 3922


### Indicative selling price

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

Single Price: \$529,000

### Median sale price

Median price \$445,000 House ☒ Unit ☐ Suburb SMITHS BEACH

Period 01 January 2017 to 31 December 2017 Source 

### Comparable property sales

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.

| Address of comparable property             | Price     | Date of sale |
|--|-----------|--------------|
| 5 NAPOLI CRT, SMITHS BEACH, VIC 3922       | \$480,000 | 15/03/2017   |
| 19 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922 | \$485,000 | 05/11/2016   |