

# STATEMENT OF INFORMATION

1 NAPOLI COURT, SMITHS BEACH, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 1 NAPOLI COURT, SMITHS BEACH, VIC

3 bedrooms 2 bathrooms 3 car spaces

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$569,000**

Provided by: Chase Watters, Alex Scott Cowes

## MEDIAN SALE PRICE



### SMITHS BEACH, VIC, 3922

Suburb Median Sale Price (House)

**\$445,000**

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 18 HONOLULU AVE, SMITHS BEACH, VIC 3922

3 bedrooms 1 bathroom 2 car spaces

#### Sale Price

**\$450,000**

Sale Date: 20/03/2017

Distance from Property: 65m



### 5 NAPOLI CRT, SMITHS BEACH, VIC 3922

3 bedrooms 1 bathroom 2 car spaces

#### Sale Price

**\$480,000**

Sale Date: 15/03/2017

Distance from Property: 32m



### 4 MIAMI CRT, SMITHS BEACH, VIC 3922

3 bedrooms 2 bathrooms 2 car spaces

#### Sale Price

**\$435,000**

Sale Date: 19/02/2017

Distance from Property: 186m



This report has been compiled on 19/01/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**44 BEACHCOMBER AVE, SMITHS BEACH, VIC**

3 1 3

Sale Price

**\$475,000**

Sale Date: 12/02/2017

Distance from Property: 345m

**1 BEACHCOMBER AVE, SMITHS BEACH, VIC**

4 2 2

Sale Price

**\$450,000**

Sale Date: 18/10/2016

Distance from Property: 92m

**19 BEACHCOMBER AVE, SMITHS BEACH, VIC**

1 2 2

Sale Price

**\$485,000**

Sale Date: 05/11/2016

Distance from Property: 129m





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

1 NAPOLI COURT, 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:

\$569,000

Median sale price

Median price

\$445,000

House

X

Unit


Suburb

SMITHS BEACH

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
18 HONOLULU AVE, SMITHS BEACH, VIC 3922	\$450,000	20/03/2017
5 NAPOLI CRT, SMITHS BEACH, VIC 3922	\$480,000	15/03/2017
4 MIAMI CRT, SMITHS BEACH, VIC 3922	\$435,000	19/02/2017
44 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922	\$475,000	12/02/2017

1 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922	\$450,000	18/10/2016
19 BEACHCOMBER AVE, SMITHS BEACH, VIC 3922	\$485,000	05/11/2016