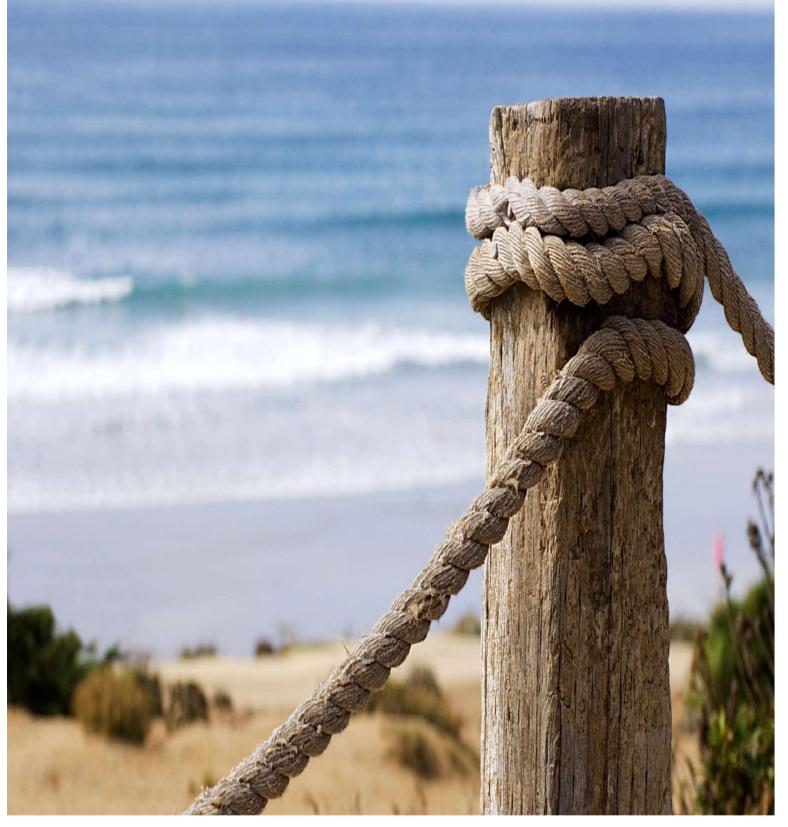
STATEMENT OF INFORMATION

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







Indicative Selling Price

For the meaning of this price see 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 🕒 1 🚓 2







Sale Price

\$450,000

Sale Date: 20/03/2017

Distance from Property: 65m





5 NAPOLI CRT, SMITHS BEACH, VIC 3922









Sale Price

\$480,000

Sale Date: 15/03/2017

Distance from Property: 32m





4 MIAMI CRT, SMITHS BEACH, VIC 3922







Sale Price

\$435,000

Sale Date: 19/02/2017

Distance from Property: 186m







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







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
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting

Single Price:	\$569,000

Median sale price

Median price	\$445,000	House	Χ	Unit	Suburb	SMITHS BEACH
Period	od 01 January 2017 to 31 December 2017		Source	pricefinder		

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