

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

114 CEMETERY ROAD SMEATON VIC 3364

Indicative selling price

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

Single Price

\$2,875,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
132 MORGANTIS ROAD EGANSTOWN VIC 3461	\$2,700,000	31-Jan-22
612 MIDLAND HIGHWAY MOUNT ROWAN VIC 3352	\$2,750,000	14-Dec-23
300 GILLIES ROAD MOUNT ROWAN VIC 3352	\$2,250,000	20-Dec-21

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: 12 December 2024



**132 MORGANTIS ROAD
EGANSTOWN VIC 3461**

 2  2  4

Sold Price **\$2,700,000** Sold Date **31-Jan-22**

Distance **11.76km**



**612 MIDLAND HIGHWAY MOUNT
ROWAN VIC 3352**

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Sold Price **\$2,750,000** Sold Date **14-Dec-23**

Distance **24.49km**



**300 GILLIES ROAD MOUNT
ROWAN VIC 3352**

 5  2  6

Sold Price **\$2,250,000** Sold Date **20-Dec-21**

Distance **23.07km**

RS = Recent sale UN = Undisclosed Sale

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