

# 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 or  
locality and postcode

34 Auburn Drive Smythes Creek VIC 3351

### Indicative selling price

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

Single price  or range between \$535,000 & \$550,000

### Median sale price

Median price \$772,500 Property type House Suburb Smythes Creek

Period - From 01-04-2021 to 31-03-2022 Source Corelogic

### Comparable property sales

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
4 Carbine Drive Alfredton VIC 3350	\$535,550	08-10-2021
25 Canopy Avenue Alfredton VIC 3350	\$546,800	25-01-2022
1/22 Longley Street Alfredton VIC 3350	\$550,000	19-01-2022

This Statement of Information was prepared on: 13-04-2022