

## 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 96 Smythe Street Corinella Vic 3984

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* or range between \$405,000 & \$444,500

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$380 \*House ☒ \*unit ☐ Suburb or locality Corinella

Period - From 01/10/2017 to 30/09/2018 Source Pricefinder

#### 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
1 63 Bass Horizon Prom Coronet Bay Vic 3984	\$360,000	06/06/2018
2 21 Hughes Street Corinella Vic 3984	\$335,000	26/01/2018
3 57 Smythe Street Corinella Vic 3984	\$326,500	18/10/2018

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.~~