

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

35 SHORT ROAD SMYTHESDALE VIC 3351

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Smythesdale

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

1439 GLENELG HIGHWAY SMYTHESDALE VIC 3351	525000	19-Sep-24
264 WILSONS ROAD HADDON VIC 3351	591000	31-Jan-25
10 HERBERTS LANE SMYTHESDALE VIC 3351	590000	17-Oct-24

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: 06 February 2025



**1439 GLENELG HIGHWAY
SMYTHESDALE VIC 3351**

 4  1  4

Sold Price **525000** Sold Date **19-Sep-24**

Distance **3.1km**



**264 WILSONS ROAD HADDON VIC
3351**

 3  1  2

Sold Price ^{RS} **591000** Sold Date **31-Jan-25**

Distance **3.52km**



**10 HERBERTS LANE
SMYTHESDALE VIC 3351**

 2  1  -

Sold Price **590000** Sold Date **17-Oct-24**

Distance **2.33km**

RS = Recent sale UN = Undisclosed Sale

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