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# Statement of Information

3 MIAMI COURT, SMITHS BEACH, VIC 3922

Prepared by First National Real Estate Phillip Island

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



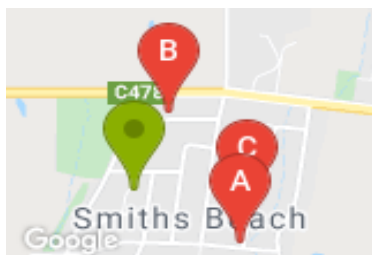
**3 MIAMI COURT, SMITHS BEACH, VIC 3922**  2  1  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$550,000 to \$600,000**

## MEDIAN SALE PRICE



### SMITHS BEACH, VIC, 3922

Suburb Median Sale Price (House)

**\$785,000**

01 April 2020 to 31 March 2021

Provided by: 

## 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.



**16 MARLIN ST, SMITHS BEACH, VIC 3922**  2  1  -

### Sale Price

**\*\$530,000**

Sale Date: 16/04/2021

Distance from Property: 392m



**12 CALIFORNIA DR, SMITHS BEACH, VIC 3922**  3  1  -

### Sale Price

**\*\$682,000**

Sale Date: 03/03/2021

Distance from Property: 298m



**30 BARRAMUNDI AVE, SMITHS BEACH, VIC**  3  1  -

### Sale Price

**\$685,000**

Sale Date: 05/02/2021

Distance from Property: 373m



This report has been compiled on 06/05/2021 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 MIAMI COURT, SMITHS BEACH, VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$550,000 to \$600,000

### Median sale price

Median price

\$785,000

Property type

House

Suburb

SMITHS BEACH

Period

01 April 2020 to 31 March 2021

Source



### 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

16 MARLIN ST, SMITHS BEACH, VIC 3922	*\$530,000	16/04/2021
12 CALIFORNIA DR, SMITHS BEACH, VIC 3922	*\$682,000	03/03/2021
30 BARRAMUNDI AVE, SMITHS BEACH, VIC 3922	\$685,000	05/02/2021

This Statement of Information was prepared on:

06/05/2021