

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

9 POST OFFICE ROAD SMYTHES CREEK 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

\$965,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

Property type

Farm

Suburb

Smythes Creek

Period-from

01 Mar 2023

to

29 Feb 2024

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

155 KENNEDYS ROAD SMYTHES CREEK VIC 3351	\$950,000	29-Sep-23
29 BELLCLOVER COURT SMYTHES CREEK VIC 3351	\$1,260,000	25-Aug-23
94 KIRKWOOD DRIVE SMYTHES CREEK VIC 3351	\$860,000	16-Feb-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: 19 March 2024



**155 KENNEDYS ROAD SMYTHES
CREEK VIC 3351**

 4  2  4

Sold Price

\$950,000

Sold Date


29-Sep-23

Distance

1.42km



**29 BELLCLOVER COURT SMYTHES
CREEK VIC 3351**

 4  2  20

Sold Price

\$1,260,000

Sold Date

25-Aug-23

Distance

1.16km



**94 KIRKWOOD DRIVE SMYTHES
CREEK VIC 3351**

 3  2  4

Sold Price

^{RS} **\$860,000**

Sold Date

16-Feb-24

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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