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	45 Kensington Boulevard, Smythes Creek Vic 3351
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$499,000	&	\$519,000

Median sale price

Median price	\$590,000	Pro	perty Type	House		Suburb	Smythes Creek
Period - From	01/10/2023	to	30/09/2024		Source	REIV	

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	357 Glenelg Hwy SMYTHES CREEK 3351	\$500,000	20/08/2024

2	1/1 Majestic Way WINTER VALLEY 3358	\$515,000	07/08/2024
3	4 Nimble Dr DELACOMBE 3356	\$526,000	04/07/2024

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:	15/01/2025 10:22





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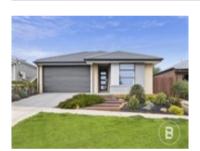
Indicative Selling Price \$499,000 - \$519,000 **Median House Price** Year ending September 2024: \$590,000



Property Type: House Land Size: 251 sqm approx

Agent Comments

Comparable Properties



357 Glenelg Hwy SMYTHES CREEK 3351 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 20/08/2024 Property Type: House Land Size: 448 sqm approx

171 Majestic Way WINTER VALLEY 3358 (REI/VG)

Price: \$515,000





Agent Comments

Agent Comments



Method: Private Sale Date: 07/08/2024 Property Type: House

Land Size: 448 sqm approx

4 Nimble Dr DELACOMBE 3356 (REI/VG)



Price: \$526,000 Method: Private Sale Date: 04/07/2024

Property Type: House (Res) Land Size: 483 sqm approx **Agent Comments**



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