

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

213 Jollys Hill Road, Smythes Creek, VIC 3351

Indicative selling price

\$ 649,000 - \$669,000

Range between

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

Median sale price

Median price
\$ 288,000

House

*Delete house or unit as applicable

Suburb
SMYTHES CREEK

Period
02/02/2018 - 02/08/2019

Source
CoreLogic

Comparable property sales

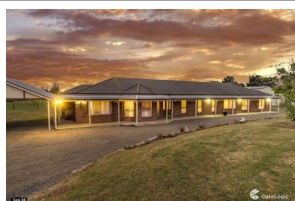
These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



29 ALLAN COURT
SMYTHES CREEK

4 2 2

Private Treaty \$655,000
Date Sold 06/02/2019
Land 21040 sqm



40 WESTGATE ROAD
SMYTHES CREEK

4 2 6

Normal Sale \$672,850
Date Sold 22/09/2018
Land 20234 sqm



1050 GLENELG HIGHWAY
SMYTHES CREEK

3 1 2

Normal Sale \$650,000
Date Sold 26/04/2019
Land 22000 sqm

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