

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 or
locality and postcode

20 Nosilla St, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$670,000 & \$690,000

Median sale price

Median price \$577,500 Property Type House Suburb Smythes Creek

Period - From 19/04/2021 to 18/04/2022 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	31 Neway Av, Delacombe, Vic 3356, Australia	\$695,000	19/11/2021
2	93 Majestic Way WINTER VALLEY 3358	\$690,000	09/12/2021
3	16 Snowbird Rd WINTER VALLEY 3358	\$680,000	02/11/2021

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:

19/04/2022 20:19



Property Type: Land

Land Size: 511 sqm approx

Agent Comments

Comparable Properties

31 Neway Av, Delacombe, Vic 3356, Australia (REI)

Agent Comments



Price: \$695,000

Method:

Date: 19/11/2021

Property Type: House



93 Majestic Way WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 09/12/2021

Property Type: House

Land Size: 603 sqm approx

16 Snowbird Rd WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$680,000

Method: Sale

Date: 02/11/2021

Property Type: House (Res)

Land Size: 512 sqm approx