

## 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

11 NAPOLI 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) (\*Delete single price or range as applicable)

Single Price

\$1,020,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$957,500

Property type

House

Suburb

Smiths Beach

Period-from

01 Nov 2022

to

31 Oct 2023

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

14 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$1,200,000	09-Apr-23
174 SMITHS BEACH ROAD SMITHS BEACH VIC 3922	\$1,131,000	21-Apr-23
6 BERNARD COURT SMITHS BEACH VIC 3922	\$1,155,000	30-Nov-22

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: 24 November 2023



### 14 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922

 3
  2
  1

Sold Price

**\$1,200,000**

Sold Date

**09-Apr-23**

Distance

**0.07km**


### 174 SMITHS BEACH ROAD SMITHS BEACH VIC 3922

 3
  2
  2

Sold Price

**\$1,131,000**

Sold Date

**21-Apr-23**

Distance

**0.17km**


### 6 BERNARD COURT SMITHS BEACH VIC 3922

 4
  2
  -

Sold Price

**\$1,155,000**

Sold Date

**30-Nov-22**

Distance

**0.3km**


### 43 DOLPHIN DRIVE SMITHS BEACH VIC 3922

 5
  3
  -

Sold Price

**\$1,120,000**

Sold Date

**28-Sep-23**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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