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

14 BIRCH STREET SMEATON VIC 3364

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$695,000	or range between		&	
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
2 MOOROOKYLE STREET SMEATON VIC 3364	\$800,000	28-Nov-24
10 CHURCH PARADE KINGSTON VIC 3364	\$690,000	20-Nov-23
22 ELIZABETH STREET ALLENDALE VIC 3364	\$665,000	23-Dec-23

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: 18 November 2025





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2 MOOROOKYLE STREET SMEATON VIC 3364

□ 2 **□** 1 **□** 2

Sold Price

\$800,000 Sold Date 28-Nov-24

Distance 0.36km



10 CHURCH PARADE KINGSTON VIC 3364

VIC 3304

□ 3 **□** 1 **□** 2

Sold Price

\$690,000 Sold Date 20-Nov-23

Distance 3.21km



22 ELIZABETH STREET ALLENDALE VIC 3364

■ 3

<u>.</u>

Sold Price

\$665,000 Sold Date **23-Dec-23**

1 Date 23 Dec 23

Distance 3.52km

RS = Recent sale

UN = Undisclosed Sale

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