

## 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

17 BERNA COURT ROSS CREEK VIC 3351

### 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

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,000

Property type

House

Suburb

Ross Creek

Period-from

01 Feb 2024

to

31 Jan 2025

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

15 JAMES COURT SMYTHES CREEK VIC 3351	\$810,000	17-Jan-25
165 WADDELL ROAD SMYTHES CREEK VIC 3351	\$717,500	25-Sep-24
15 MARRUBAK WAY BONSHAW VIC 3352	\$780,000	20-Dec-24

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: 25 February 2025



## 15 JAMES COURT SMYTHES CREEK VIC 3351

Sold Price

<sup>RS</sup> **\$810,000** <sup>UN</sup>

Sold Date

**17-Jan-25**

4 2 -

Distance

**1.6km**



## 165 WADDELL ROAD SMYTHES CREEK VIC 3351

Sold Price

**\$717,500**

Sold Date

**25-Sep-24**

2 2 8

Distance

**1.7km**



## 15 MARRUBAK WAY BONSHAW VIC 3352

Sold Price

**\$780,000**

Sold Date

**20-Dec-24**

4 2 2

Distance

**2.31km**



## 17 CHAROLAIS STREET DELACOMBE VIC 3356

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**22-Jan-25**

4 2 8

Distance

**3.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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