

## 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

38 PATRIOT CRESCENT SMYTHES CREEK VIC 3351

### Indicative selling price

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

Single Price

or range  
between

\$269,000

&

\$299,000

### 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

LOT 1412 ASPEN STREET WINTER VALLEY VIC 3358	\$289,000	26-Jun-24
LOT 1407 ASPEN STREET WINTER VALLEY VIC 3358	\$289,000	20-Jun-24
LOT 1491 SNOWBIRD ROAD WINTER VALLEY VIC 3358	\$292,000	17-Mar-25

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: 15 May 2025



**LOT 1412 ASPEN STREET WINTER VALLEY VIC 3358**

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Sold Price

**\$289,000**

Sold Date

**26-Jun-24**

Distance

**1.17km**



**LOT 1407 ASPEN STREET WINTER VALLEY VIC 3358**

4 3 2

Sold Price

Sold Date

**20-Jun-24**

Distance

**1.18km**



**LOT 1491 SNOWBIRD ROAD WINTER VALLEY VIC 3358**

- - -

Sold Price

**\$292,000**

Sold Date

**17-Mar-25**

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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