

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

45 Kensington Boulevard, Smythes Creek Vic 3351

Indicative selling price

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

Range between

\$499,000

&

\$519,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Smythes Creek

Period - From

01/10/2023

to

30/09/2024

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	357 Glenelg Hwy SMYTHES CREEK 3351	\$500,000	20/08/2024
2	171 Majestic Way WINTER VALLEY 3358	\$515,000	07/08/2024
3	4 Nimble Dr DELACOMBE 3356	\$526,000	04/07/2024

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:

15/01/2025 10:22

45 Kensington Boulevard, Smythes Creek Vic 3351



Hannah Baker
0353334322
0457988876

hannah@trevorpetrie.com.au

Indicative Selling Price

\$499,000 - \$519,000

Median House Price

Year ending September 2024: \$590,000



3 2 2

Property Type: House

Land Size: 251 sqm approx

Agent Comments

Comparable Properties



357 Glenelg Hwy SMYTHES CREEK 3351 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 20/08/2024

Property Type: House

Land Size: 448 sqm approx



171 Majestic Way WINTER VALLEY 3358 (REI/VG)

Agent Comments

3 2 2

Price: \$515,000

Method: Private Sale

Date: 07/08/2024

Property Type: House

Land Size: 448 sqm approx



4 Nimble Dr DELACOMBE 3356 (REI/VG)

Agent Comments

3 2 2

Price: \$526,000

Method: Private Sale

Date: 04/07/2024

Property Type: House (Res)

Land Size: 483 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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