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

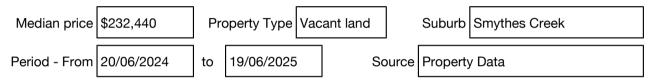
5 Plymouth Way, Smythes Creek Vic 3351

Indicative selling price

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Single price \$308,000

Median sale price



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	78 Steamboat Av WINTER VALLEY 3358	\$303,000	01/07/2024
2	17 Vivid St WINTER VALLEY 3358	\$309,000	03/05/2024
3	23 Webb Rd BONSHAW 3352	\$305,000	13/02/2024

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:

20/06/2025 11:19









Property Type: Land **Land Size:** 540 sqm approx Agent Comments Indicative Selling Price \$308,000 Median Land Price 20/06/2024 - 19/06/2025: \$232,440

Comparable Properties

78 Steamboat Av WINTER VALLEY 3358 (VG)	Agent Comments	
Price: \$303,000		
Method: Sale		
Date: 01/07/2024		
Property Type: Land		
Land Size: 505 sqm approx		
17 Vivid St WINTER VALLEY 3358 (VG)	Agent Comments	
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Price: \$309,000		
Method: Sale		
Date: 03/05/2024		
Property Type: Land		
Land Size: 437 sqm approx		
23 Webb Rd BONSHAW 3352 (VG)	Agent Comments	
Price: \$305,000		
Method: Sale		
Date: 13/02/2024		
Property Type: Land		
Land Size: 517 sqm approx		

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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