

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

26 FINCHS ROAD SMYTHES CREEK VIC 3351

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Smythes Creek

Period-from

01/02/2022

to

31/01/2023

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

223 KENNEDYS ROAD SMYTHES CREEK VIC 3351	\$1,350,000	24-Jan-22
39 LOREN ROAD SMYTHES CREEK VIC 3351	\$1,125,000	02-Sep-22
125 POST OFFICE ROAD SMYTHES CREEK VIC 3351	\$1,055,000	29-Aug-22

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: 23 February 2023


223 KENNEDYS ROAD SMYTHES CREEK VIC 3351

Sold Price

\$1,350,000

Sold Date

24-Jan-22
 4
 2
 10

Distance

1.25km

39 LOREN ROAD SMYTHES CREEK VIC 3351

Sold Price

\$1,125,000

Sold Date

02-Sep-22
 4
 2
 6

Distance

2.48km

125 POST OFFICE ROAD SMYTHES CREEK VIC 3351

Sold Price

\$1,055,000

Sold Date

29-Aug-22
 4
 3
 4

Distance

1.61km
RS = Recent sale

UN = Undisclosed Sale

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