

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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 eighteen 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	1 Kingston Ct SMYTHES CREEK 3351	\$560,000	11/04/2017
2	38 Heather Cl SMYTHES CREEK 3351	\$520,000	22/06/2017
3	128 Hayes Dr SMYTHES CREEK 3351	\$505,000	07/12/2016

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 eighteen months.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$549,000 - \$589,000  
**Median House Price**  
Year ending June 2017: \$507,500

## Comparable Properties



**1 Kingston Ct SMYTHES CREEK 3351 (REI)** Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 11/04/2017  
**Rooms:** 6  
**Property Type:** House



**38 Heather Ct SMYTHES CREEK 3351 (REI)** Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 22/06/2017  
**Rooms:** 7  
**Property Type:** House



**128 Hayes Dr SMYTHES CREEK 3351 (REI)** Agent Comments



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 07/12/2016  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 40468 sqm approx