

# 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

165 Kennedys Road, 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)

Range between \$1,100,000 & \$1,150,000

### Median sale price

Median price \$765,000 Property Type House Suburb Smythes Creek

Period - From 01/01/2023 to 31/12/2023 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 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	83 Bull Inn Ct NINTINGBOOL 3351	\$1,132,000	02/02/2024
2			
3			

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.

This Statement of Information was prepared on: 05/04/2024 15:15



 5    3    2

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 20363 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

Year ending December 2023: \$765,000

## Comparable Properties



**83 Bull Inn Ct NINTINGBOOL 3351 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,132,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 22257.73 sqm approx

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.