

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

Lot 910 Rolls 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 &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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
37 Raptor Lane Winter Valley VIC 3358	\$513,500	20-06-2023
31 Raptor Lane Winter Valley VIC 3358	\$515,060	25-09-2023
27 Raptor Lane Winter Valley VIC 3358	\$513,500	13-11-2023

This Statement of Information was prepared on: