

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

2 GISTS ROAD SMYTHESDALE 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

House

Suburb

Smythesdale

Period-from

01 Oct 2022

to

30 Sep 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

24 BANKSIA COURT LINTON VIC 3360	\$475,000	15-Jun-23
968 SMYTHESDALE-SNAKE VALLEY ROAD SNAKE VALLEY VIC 3351	\$500,000	21-Sep-23
31 SNAKE VALLEY-MORTCHUP ROAD SNAKE VALLEY VIC 3351	\$450,000	17-Jun-23

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: 10 October 2023



**24 BANKSIA COURT LINTON VIC
3360**

 3  1  2

Sold Price

\$475,000

Sold Date

15-Jun-23

Distance

9.3km



**968 SMYTHESDALE-SNAKE
VALLEY ROAD SNAKE VALLEY VIC
3351**

 3  1  4

Sold Price

^{RS}

\$500,000

Sold Date

21-Sep-23

Distance

8.02km



**31 SNAKE VALLEY-MORTCHUP
ROAD SNAKE VALLEY VIC 3351**

 3  1  2

Sold Price

\$450,000

Sold Date

17-Jun-23

Distance

8.25km

RS = Recent sale

UN = Undisclosed Sale

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