

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 253 Hendersons Road, Smythes Creek Vic 3351
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,075,000 & \$1,150,000

Median sale price

Median price \$975,000 Property Type House Suburb Smythes Creek

Period - From 01/07/2023 to 30/09/2023 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 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
1	41 Anne Ct SMYTHES CREEK 3351	\$1,230,000	30/11/2022
2	54 Kirks Rd SMYTHES CREEK 3351	\$1,150,000	02/08/2022
3	55 Post Office Rd SMYTHES CREEK 3351	\$990,000	16/11/2022

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: 21/11/2023 09:54



Property Type: Hobby Farm < 20 ha
Land Size: 19840 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,075,000 - \$1,150,000
Median House Price
 September quarter 2023: \$975,000

Comparable Properties



41 Anne Ct SMYTHES CREEK 3351 (REI/VG) Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 30/11/2022
Property Type: House
Land Size: 29000 sqm approx



54 Kirks Rd SMYTHES CREEK 3351 (REI/VG) Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 02/08/2022
Property Type: House (Res)
Land Size: 32374.88 sqm approx



55 Post Office Rd SMYTHES CREEK 3351 (REI/VG) Agent Comments



Price: \$990,000
Method: Private Sale
Date: 16/11/2022
Property Type: House
Land Size: 20234.30 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300