Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 253 Hendersons Road, Smythes Creek Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,075,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$975,000	Pro	operty Type	Hou	se		Suburb	Smythes Creek	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress 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



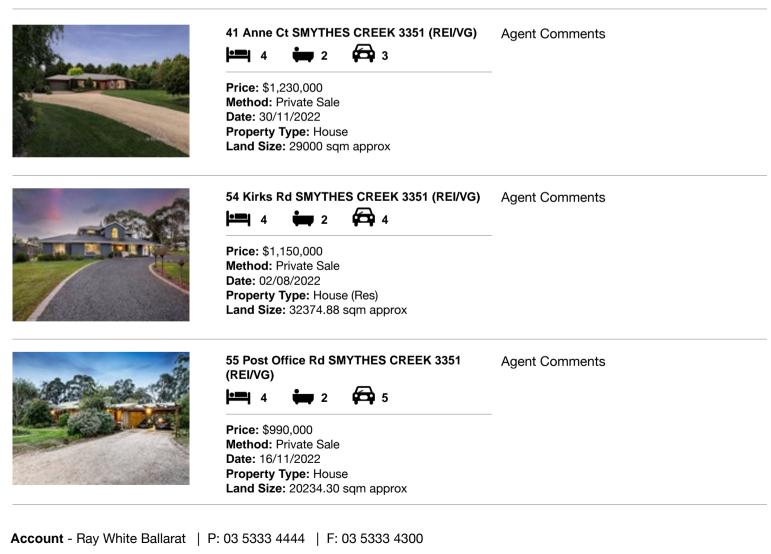






Property Type: Hobby Farm < 20 ha Land Size: 19840 sqm approx Agent Comments Indicative Selling Price \$1,075,000 - \$1,150,000 Median House Price September quarter 2023: \$975,000

Comparable Properties







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