

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

3 CHRYSLER WAY 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Smythes Creek

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

14 NEWAY AVENUE DELACOMBE VIC 3356	\$565,000	24-Feb-23
4 NEWAY AVENUE DELACOMBE VIC 3356	\$495,000	12-Oct-23
64 ASCOT GARDENS DRIVE DELACOMBE VIC 3356	\$512,000	17-Jan-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: 17 October 2023



**14 NEWAY AVENUE DELACOMBE
 VIC 3356**

 3  2  1

Sold Price

\$565,000

Sold Date

24-Feb-23

Distance

1.46km



**4 NEWAY AVENUE DELACOMBE
 VIC 3356**

 4  2  2

Sold Price

^{RS} **\$495,000**

Sold Date

12-Oct-23

Distance

1.48km



**64 ASCOT GARDENS DRIVE
 DELACOMBE VIC 3356**

 3  2  2

Sold Price

\$512,000

Sold Date

17-Jan-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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