

## 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

33 MARLIN STREET SMITHS BEACH VIC 3922

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$957,500

Property type

House

Suburb

Smiths Beach

Period-from

01 Feb 2023

to

31 Jan 2024

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 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	\$1,200,000	09-Apr-23
43 DOLPHIN DRIVE SMITHS BEACH VIC 3922	\$1,120,000	28-Sep-23
174 SMITHS BEACH ROAD SMITHS BEACH VIC 3922	\$1,131,000	21-Apr-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: 12 February 2024



**14 HOLLYWOOD CRESCENT  
SMITHS BEACH VIC 3922**

3 2 1

Sold Price **\$1,200,000** Sold Date **09-Apr-23**

Distance **0.36km**



**43 DOLPHIN DRIVE SMITHS BEACH  
VIC 3922**

2 3 -

Sold Price **\$1,120,000** Sold Date **28-Sep-23**

Distance **0.37km**



**174 SMITHS BEACH ROAD SMITHS  
BEACH VIC 3922**

3 5 2

Sold Price **\$1,131,000** Sold Date **21-Apr-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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