

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 or
locality and postcode

40 Junipers Road, Smythesdale Vic 3351

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$625,000 Property Type House Suburb Smythesdale

Period - From 01/04/2023 to 31/03/2024 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	819 Brays Rd ROSS CREEK 3351	\$850,000	21/09/2023
2	10 Miners Hut Rd HADDON 3351	\$810,000	01/12/2023
3	350 Haddon School Rd HADDON 3351	\$810,000	15/12/2023

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:

18/06/2024 09:05



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Property Type: House
Land Size: 80900 sqm approx
Agent Comments

Indicative Selling Price
 \$790,000 - \$850,000
Median House Price
 Year ending March 2024: \$625,000

Comparable Properties



819 Brays Rd ROSS CREEK 3351 (REI/VG)

Agent Comments

3 2 3

Price: \$850,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 40468.60 sqm approx



10 Miners Hut Rd HADDON 3351 (REI/VG)

Agent Comments

3 1 4

Price: \$810,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 24281.16 sqm approx



350 Haddon School Rd HADDON 3351 (REI/VG)

Agent Comments

3 1 2

Price: \$810,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 20000 sqm approx