

## 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

5 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351

### 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

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Smythes Creek

Period-from

01 Sep 2022

to

31 Aug 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

55 KENSINGTON BOULEVARD SMYTHES CREEK VIC 3351	\$495,000	26-Aug-23
5 KATE STREET WINTER VALLEY VIC 3358	\$521,500	03-Aug-23
40 BRAHMAN DRIVE DELACOMBE VIC 3356	\$465,000	04-Mar-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: 06 September 2023



**55 KENSINGTON BOULEVARD  
SMYTHES CREEK VIC 3351**

 3  2  2

Sold Price <sup>RS</sup> **\$495,000** Sold Date **26-Aug-23**

Distance **0.33km**



**5 KATE STREET WINTER VALLEY  
VIC 3358**

 4  2  2

Sold Price <sup>RS</sup> **\$521,500** Sold Date **03-Aug-23**

Distance **1.45km**



**40 BRAHMAN DRIVE DELACOMBE  
VIC 3356**

 3  2  2

Sold Price **\$465,000** Sold Date **04-Mar-23**

Distance **1.7km**

RS = Recent sale      UN = Undisclosed Sale

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