

buxton



STATEMENT OF INFORMATION

55 KENSINGTON BOULEVARD, SMYTHES CREEK, VIC 3351

PREPARED BY JOEL WILLIAMSON, BUXTON (BALLARAT) PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 KENSINGTON BOULEVARD, SMYTHES  3  1  2

Indicative Selling Price

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

Price Range: **\$535,000 to \$585,000**

Provided by: Joel Williamson, Buxton (Ballarat) Pty Ltd

MEDIAN SALE PRICE



SMYTHES CREEK, VIC, 3351

Suburb Median Sale Price (Vacant Land)

\$425,000

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



37 SILVER LEAF WAY, WINTER VALLEY, VIC  3  2  3

Sale Price

***\$555,000**

Sale Date: 29/06/2023

Distance from Property: 1.9km



38 RED ROBIN DR, WINTER VALLEY, VIC 3358  3  2  2

Sale Price

***\$557,500**

Sale Date: 11/05/2023

Distance from Property: 3.1km



15 PELICAN DR, WINTER VALLEY, VIC 3358  3  2  2

Sale Price

\$580,000

Sale Date: 08/05/2023

Distance from Property: 2.6km



This report has been compiled on 25/07/2023 by Buxton (Ballarat) Pty Ltd. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

55 KENSINGTON BOULEVARD, SMYTHES CREEK, VIC 3351

Indicative selling price

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

Price Range: \$535,000 to \$585,000


Median sale price

Median price: \$425,000

Property type: House

Suburb: SMYTHES CREEK

Period: 01 July 2022 to 30 June 2023

Source: 

Comparable property sales

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
37 SILVER LEAF WAY, WINTER VALLEY, VIC 3358	*\$555,000	29/06/2023
38 RED ROBIN DR, WINTER VALLEY, VIC 3358	*\$557,500	11/05/2023
15 PELICAN DR, WINTER VALLEY, VIC 3358	\$580,000	08/05/2023

This Statement of Information was prepared on: 25/07/2023