

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 8 Nosilla Street, Smythes Creek Vic 3351
Including suburb or locality and postcode

Indicative selling price

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

Range between \$585,000 & \$615,000

Median sale price

Median price \$765,000 Property Type House Suburb Smythes Creek

Period - From 01/01/2023 to 31/12/2023 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	33 Kensington Blvd SMYTHES CREEK 3351	\$630,000	23/10/2023
2	7 Nosilla St SMYTHES CREEK 3351	\$625,000	05/07/2023
3	15 Plymouth Way SMYTHES CREEK 3351	\$600,000	17/01/2024

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: 06/03/2024 14:02



4
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 2

Property Type: Land
Land Size: 576 sqm approx
 Agent Comments

Indicative Selling Price
 \$585,000 - \$615,000
Median House Price
 Year ending December 2023: \$765,000

Comparable Properties



33 Kensington Blvd SMYTHES CREEK 3351 (REI/VG) Agent Comments

4
 2
 2

Price: \$630,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 512 sqm approx



7 Nosilla St SMYTHES CREEK 3351 (REI/VG) Agent Comments

3
 2
 2

Price: \$625,000
Method: Private Sale
Date: 05/07/2023
Property Type: House
Land Size: 512 sqm approx



15 Plymouth Way SMYTHES CREEK 3351 (REI/VG) Agent Comments

4
 2
 2

Price: \$600,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 448 sqm approx

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