

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

9 Cadillac Way, Smythes Creek Vic 3351

Indicative selling price

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

Range between \$685,000 & \$705,000

Median sale price

Median price \$677,500 Property Type House Suburb Smythes Creek

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	10 Dumenils Way DELACOMBE 3356	\$700,000	09/04/2024
2	7 Dumenils Way DELACOMBE 3356	\$700,000	30/01/2024
3	50 Ascot Gardens Dr DELACOMBE 3356	\$700,000	08/09/2023

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:

14/06/2024 17:52

9 Cadillac Way, Smythes Creek Vic 3351



 4  2  2

Property Type: House
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$685,000 - \$705,000
Median House Price
Year ending March 2024: \$677,500

Comparable Properties



10 Dumenils Way DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 679 sqm approx



7 Dumenils Way DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 30/01/2024
Property Type: House
Land Size: 714 sqm approx



50 Ascot Gardens Dr DELACOMBE 3356 (REI/VG) **Agent Comments**

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 08/09/2023
Property Type: House
Land Size: 650 sqm approx

Account - Integra Sales Pty Ltd | P: 0353225910



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