

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 917 Sebastopol-Smythesdale Road, Ross 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 \$1,190,000 & \$1,250,000

Median sale price

Median price \$880,000 Property Type House Suburb Ross Creek

Period - From 28/05/2023 to 27/05/2024 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	921 Sebastopol Smythesdale Rd ROSS CREEK 3351	\$1,550,000	14/11/2023
2	9 Vernons Rd ROSS CREEK 3351	\$1,385,000	11/10/2023
3	189 Heinzs Rd CAMBRIAN HILL 3352	\$1,200,000	05/01/2024

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: 28/05/2024 10:14



4
 2
 8

Rooms: 2
Property Type: House
Land Size: 51700m2 sqm approx
[Agent Comments](#)

Indicative Selling Price
 \$1,190,000 - \$1,250,000
Median House Price
 28/05/2023 - 27/05/2024: \$880,000

Comparable Properties



921 Sebastopol Smythesdale Rd ROSS CREEK 3351 (REI)

[Agent Comments](#)

5
 2
 10

Price: \$1,550,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 58760.41 sqm approx



9 Vernons Rd ROSS CREEK 3351 (REI/VG)

[Agent Comments](#)

4
 2
 6

Price: \$1,385,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 19829.61 sqm approx



189 Heinzs Rd CAMBRIAN HILL 3352 (REI/VG)

[Agent Comments](#)

4
 2
 6

Price: \$1,200,000
Method: Private Sale
Date: 05/01/2024
Property Type: House
Land Size: 71265.20 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555