

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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](http://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.

### Property offered for

Address  
Including suburb and

175 HADDON SCHOOL ROAD, HADDON, VIC 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: 360,000

### Median sale price

Median price

\$250,000

Property type

House

Suburb

HADDON

Period

01 January 2020 to 31 December 2020

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

Price

Date of sale

BELLS RD, SMYTHES CREEK, VIC 3351	\$400,000	04/01/2021
WETHLING LANE, SMYTHESDALE, VIC 3351	\$351,500	02/12/2020
17 BARBARA CRT, HADDON, VIC 3351	\$315,000	18/06/2020

This Statement of Information was prepared

12/03/2021

# 659 GLENELG HIGHWAY, SMYTHES CREEK, VIC 3351

## Owner Details

Owner Name(s): THE PROPRIETORS  
 Owner Address: N/A  
 Phone(s):

Owner Type: Owner Occupied

## Property Details

Property Type: House - N/A  
 RPD: 1//LP148467 (9606940)

Land Use: MIXED FARMING AND GRAZING  
 Zoning: FARMING ZONE  
 Council: BALLARAT CITY  
 Features:

 2  -  -





















Area: 3.9 ha  
 Area \$/m2: \$2  
 Water/Sewerage:  
 Property ID: 4485397 / VIC5210326  
 UBD Ref: UBD Ref:

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 67,000	08/07/1993	CARR	4.04 ha	Normal Sale	No

## Nearby Comparable Sold Properties

There are 11 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$490,000 and the highest sale price is \$12,000,000 with a median sale price of \$730,000. Days listed ranges from 14 to 121 days with the average currently at 50 days for these selected properties.

<b>514 GLENELG HWY, WINTER VALLEY, VIC 3358</b>	Distance from Property: 1.3km  3  1  2
 <p>Property Type: House            Area: 8,951 m<sup>2</sup>            Area \$/m<sup>2</sup>: \$75            RPD: 1//LP132353</p> <p>Features:</p>	<p>Sale Price: <b>\$670,000 (Normal Sale)</b>            Sale Date: 11/12/2020 Days to Sell: <b>36 Days</b>            Last Price: Expressions of Interest Chg %:            First Price: Expressions of Interest Chg %:</p>
<b>176 HENDERSONS RD, SMYTHES CREEK, VIC 3351</b>	Distance from Property: 1.3km  3  2  4
 <p>Property Type: House            Area: 2.34 ha            Area \$/m<sup>2</sup>: \$32            RPD: 3//PS305530</p> <p>Features:</p>	<p>Sale Price: <b>\$745,000 (Normal Sale)</b>            Sale Date: 06/10/2020 Days to Sell: <b>N/A</b>            Last Price: Chg %:            First Price: Chg %:</p>
<b>14 KENNEDYS RD, SMYTHES CREEK, VIC 3351</b>	Distance from Property: 1.4km  3  1  2
 <p>Property Type: House            Area: 2.3 ha            Area \$/m<sup>2</sup>: \$21            RPD: 15//LP91342</p> <p>Features:</p>	<p>Sale Price: <b>\$490,000 (Normal Sale)</b>            Sale Date: 01/10/2020 Days to Sell: <b>N/A</b>            Last Price: Chg %:            First Price: Chg %:</p>
<b>168 HAYES DR, SMYTHES CREEK, VIC 3351</b>	Distance from Property: 1km  4  1  6
 <p>Property Type: House            Area: 3.98 ha            Area \$/m<sup>2</sup>: \$18            RPD: 16//LP117803</p> <p>Features:</p>	<p>Sale Price: <b>\$730,000 (Agents Advice - Sale)</b>            Sale Date: 19/01/2021 Days to Sell: <b>56 Days</b>            Last Price: \$690,000 - \$730,000 Chg %:            First Price: \$690,000 - \$730,000 Chg %:</p>
<b>24 BELLCLOVER CRT, SMYTHES CREEK, VIC 3351</b>	Distance from Property: 1.6km  4  2  2
 <p>Property Type: House            Area: 2.02 ha            Area \$/m<sup>2</sup>: \$40            RPD: 3//PS531296</p> <p>Features:</p>	<p>Sale Price: <b>\$815,000 (Normal Sale)</b>            Sale Date: 11/01/2021 Days to Sell: <b>20 Days</b>            Last Price: \$750,000 - \$790,000 Chg %:            First Price: \$750,000 - \$790,000 Chg %:</p>

**72 KENNEDYS RD, SMYTHES CREEK, VIC 3351**

Distance from Property: 1.8km  **4**  **2**  **2**



Property Type: House  
Area: 2.01 ha  
Area \$/m2: \$58  
RPD: 2//PS729823

Features:

Sale Price: **\$1,160,000 (Normal Sale)**  
Sale Date: 19/05/2020 Days to Sell: **74 Days**  
Last Price: \$1,125,000 - \$1,175,000 Chg %:  
First Price: \$1,195,000 - \$1,295,000 Chg %: **-2.9%**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**175 HADDON SCHOOL ROAD,**

2 - -

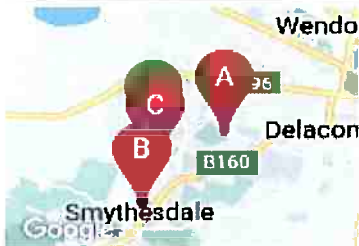
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: 360,000**

Provided by: Jake Clark, PRDnationwide Ballarat

## MEDIAN SALE PRICE



**HADDON, VIC, 3351**

**Suburb Median Sale Price (Vacant Land)**

**\$250,000**

01 January 2020 to 31 December 2020

Provided by: pricefinder

## 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.



**BELLS RD, SMYTHES CREEK, VIC 3351**

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**Sale Price**

**\$400,000**

Sale Date: 04/01/2021

Distance from Property: 4.1km



**WETHLING LANE, SMYTHESDALE, VIC 3351**

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**Sale Price**

**\$351,500**

Sale Date: 02/12/2020

Distance from Property: 3.8km



**17 BARBARA CRT, HADDON, VIC 3351**

- - -

**Sale Price**

**\$315,000**

Sale Date: 18/06/2020

Distance from Property: 1.1km



This report has been compiled on 12/03/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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