

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 and
postcode

116 Hendersons Road, Smythes Creek, VIC 3351

Indicative selling price

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

Single price

or range between

\$975,000

&

\$1,050,000

Median sale price

Median price

\$ 0

Property type

House

Suburb

SMYTHES CREEK

Period - From

25/09/2018

to

25/03/2020

Source

CoreLogic

Comparable property sales

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

1 149 Kennedys Road Smythes Creek	\$925,000	01/12/2019
2 11 Ofarrell Court Cambrian Hill	\$1,100,000	05/04/2019
3 108 Webb Road Bonshaw	\$950,000	01/03/2019

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:

25/03/2020