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Statement of Information

209 SMITHS BEACH ROAD, SMITHS BEACH, VIC 3922

Prepared by Mike Michael, First National Real Estate Phillip Island

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



209 SMITHS BEACH ROAD, SMITHS

 3  2  2

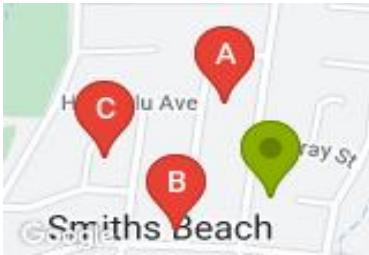
Indicative Selling Price

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

Price Range: **null**

Provided by: Mike Michael, First National Real Estate Phillip Island

MEDIAN SALE PRICE



SMITHS BEACH, VIC, 3922

Suburb Median Sale Price (House)

\$978,150

01 October 2021 to 30 September 2022

Provided by: 

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.



11 HOLLYWOOD CRES, SMITHS BEACH, VIC

 4  3  2

Sale Price

\$1,300,000

Sale Date: 02/08/2022

Distance from Property: 187m 



36 MARLIN ST, SMITHS BEACH, VIC 3922

 4  2  2

Sale Price

\$1,695,000

Sale Date: 04/05/2022

Distance from Property: 164m 



1 MIAMI CRT, SMITHS BEACH, VIC 3922

 4  2  1

Sale Price

\$1,875,000

Sale Date: 24/04/2022

Distance from Property: 280m 

This report has been compiled on 27/10/2022 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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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**. 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

209 SMITHS BEACH ROAD, SMITHS BEACH, VIC 3922

Indicative selling price

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

Price Range:

Median sale price

Median price

\$978,150

Property type

House

Suburb

SMITHS BEACH

Period

01 October 2021 to 30 September 2022

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 property

Price

Date of sale

11 HOLLYWOOD CRES, SMITHS BEACH, VIC 3922	\$1,300,000	02/08/2022
36 MARLIN ST, SMITHS BEACH, VIC 3922	\$1,695,000	04/05/2022
1 MIAMI CRT, SMITHS BEACH, VIC 3922	\$1,875,000	24/04/2022

This Statement of Information was prepared on:

27/10/2022