

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**100 Gists Road,
SMYTHESDALE 3351**

Indicative selling price

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

Range \$495,000 - \$540,000

Median sale price

Median **House** for **SMYTHESDALE** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$422,500

Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

97 Henlin Park Road,
Smythesdale 3351

Price **\$540,000** Sold 24 June
2019

26 Vermont Road,
Smythesdale 3351

Price **\$505,000** Sold 06 May
2019

180 Smythesdale-Snake Valley Road, Price **\$500,000** Sold 10
Smythesdale 3351 April 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



4 parking

Ray White Ballarat

37 Lydiard Street South,
Ballarat VIC 3350

Contact agents



Josh Todd
Ray White

0428 621 004

josh.todd@raywhite.com

RayWhite