

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 or locality and postcode

32 Bishop Road, Smythesdale Vic 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$225,000

or range between

\$*

&

\$

Median sale price

Median price

\$295,000

Property type

Land

Suburb

Smythesdale

Period - From

01/11/18

to

31/10/19

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

Address of comparable property	Price	Date of sale
Lot 1 Haddon – Preston Hill Road, Hillcrest Vic 3351	\$282,000	30/11/18
Nunns Road, Snake Valley Vic 3351	\$150,000	11/02/19
1030 Pittong – Snake Valley Road, Snake Valley Vic 3351	\$250,315	05/11/18

This Statement of Information was prepared on:

20/11/19
