

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

12 Stuart Court, Smythes Creek Vic 3351

Indicative selling price

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

Single price

\$*

or range between

\$280,000

&

\$295,000

Median sale price

*Median price

\$

*House

*Unit

Suburb
or locality

Period - From

to

Source

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
Stuart Court, Smythes Creek Vic 3351	\$250,000	29/10/18
109 Hendersons Road, Smythes Creek Vic 3351	\$385,000	20/09/18
39 Loren Road, Smythes Creek Vic 3351	\$275,000	16/02/18

**"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "*