

# 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

253 Hendersons Road, Smythes Creek Vic 3351

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$925,000

### Median sale price

Median price \$677,500 Property Type House Suburb Smythes Creek

Period - From 01/04/2023 to 31/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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	55 Post Office Rd SMYTHES CREEK 3351	\$990,000	16/11/2022
2	155 KENNEDYS Rd SMYTHES CREEK 3351	\$950,000	29/09/2023
3	60 Doble Rd SMYTHES CREEK 3351	\$950,000	06/07/2023

**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:

29/04/2024 19:22



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**Property Type:** Hobby Farm < 20 ha

**Land Size:** 19840 sqm approx

Agent Comments

**Indicative Selling Price**

\$890,000 - \$925,000

**Median House Price**

Year ending March 2024: \$677,500

## Comparable Properties



**55 Post Office Rd SMYTHES CREEK 3351 (REI/VG)**

Agent Comments

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**Price:** \$990,000

**Method:** Private Sale

**Date:** 16/11/2022

**Property Type:** House

**Land Size:** 20234.30 sqm approx



**155 KENNEDYS Rd SMYTHES CREEK 3351 (REI/VG)**

Agent Comments

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**Price:** \$950,000

**Method:** Private Sale

**Date:** 29/09/2023

**Property Type:** House

**Land Size:** 20000 sqm approx



**60 Doble Rd SMYTHES CREEK 3351 (REI/VG)**

Agent Comments

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**Price:** \$950,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House

**Land Size:** 10117.15 sqm approx

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