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 and postcode	20 HONOLULU AVENUE SMITHS BEACH VIC 3922

Indicative selling price

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

Single Price	$849,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Smiths Beach
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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
18 HONOLULU AVENUE SMITHS BEACH VIC 3922	$880,000	10-Oct-24
31 HOLLYWOOD CRESCENT SMITHS BEACH VIC 3922	$900,000	15-Apr-24
54 WAIKIKI CRESCENT SMITHS BEACH VIC 3922	$860,000	11-Oct-24

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: 05 March 2025