

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

10 Kimball Street, Smythes Creek Vic 3351

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$590,000

Property Type

House

Suburb

Smythes Creek

Period - From

01/10/2023

to

30/09/2024

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.

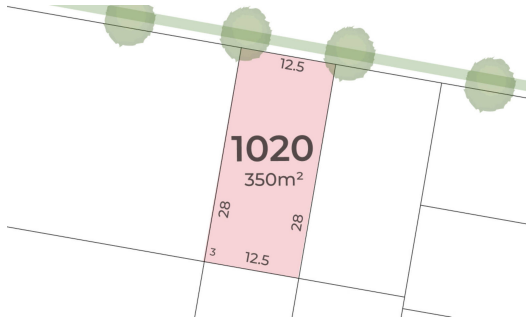
	Address of comparable property	Price	Date of sale
1	6 Neway Av DELACOMBE 3356	\$455,000	24/09/2024
2	23 Yolanda St BONSHAW 3352	\$473,000	02/09/2024
3	9 Zeal Rd WINTER VALLEY 3358	\$495,000	22/07/2024

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:

01/11/2024 15:48



Property Type: Land
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending September 2024: \$590,000

Comparable Properties



6 Neway Av DELACOMBE 3356 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 24/09/2024
Property Type: House (Res)



23 Yolanda St BONSHAW 3352 (REI/VG)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 02/09/2024
Property Type: House (Res)
Land Size: 403 sqm approx



9 Zeal Rd WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 349 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300