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<br>Including suburb or locality and postcode | 18 Calder Street, Smeaton Vic 3364 |

## Indicative selling price

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

Range between $530,000 & $550,000

## Median sale price

Median price $565,000 Property Type House Suburb Smeaton

Period - From 03/06/2024 to 02/06/2025 Source Property Data

## 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 eighteen 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 | 991 Daylesford Clunes Rd SMEATON 3364 | $565,000 | 19/09/2024 |
| 2 | 39 Elizabeth St ALLENDALE 3364 | $465,000 | 18/03/2024 |
| 3 | | | |

**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 eighteen months.

This Statement of Information was prepared on: 03/06/2025 10:04

# 18 Calder Street, Smeaton Vic 3364



3 2 4

**Property Type:** House
**Land Size:** 2045 sqm approx

Agent Comments

**Indicative Selling Price**
$530,000 - $550,000
**Median House Price**
03/06/2024 - 02/06/2025: $565,000

## Comparable Properties



**991 Daylesford Clunes Rd SMEATON 3364 (VG)**

2 - -

**Price:** $565,000
**Method:** Sale
**Date:** 19/09/2024
**Property Type:** House (Res)

Agent Comments

**39 Elizabeth St ALLENDALE 3364 (VG)**

- - -

**Price:** $465,000
**Method:** Sale
**Date:** 18/03/2024
**Property Type:** Hobby Farm < 20 ha
**Land Size:** 124592 sqm approx

Agent Comments

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 eighteen months.

**Account** - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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