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	99 Bells Road, Smythes Creek Vic 3351

Indicative selling price

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

Range between $1,080,000 & $1,130,000

Median sale price

Median price $560,000 Property Type House Suburb Smythes Creek

Period - From 01/07/2024 to 30/06/2025 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 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	42 Kirkwood Dr SMYTHES CREEK 3351	$1,075,000	01/07/2025
2			
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: 21/08/2025 09:53

99 Bells Road, Smythes Creek Vic 3351

JellisCraig



3 2 4

Property Type: House (Res)
Land Size: 42898 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000 - $1,130,000
Median House Price
Year ending June 2025: $560,000

Comparable Properties



42 Kirkwood Dr SMYTHES CREEK 3351 (REI)

4 2 4

Price: $1,075,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 20234.30 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

REIV THE DIFFERENCE

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