# 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 and postcode | 21 Invicta Drive, Smythes Creek, Vic 3351 |

## Indicative selling price

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

range between $695,000 & $745,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $582,000 | Property type | *House* | Suburb | Smythes Creek |

| | | | | |
|---|---|---|---|---|
| Period - From | 01/07/2025 | to | 30/09/2025 | Source PropTrack |

## 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 |
|---|---|---|
| 36 Howkins Avenue, Winter Valley, VIC 3358 | $725,000 | 08/06/2025 |
| 17 Howkins Avenue, Winter Valley, VIC 3358 | $730,000 | 03/10/2025 |
| 12 Corvara Drive, Winter Valley, VIC 3358 | $750,000 | 01/08/2025 |

**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: 17/10/2025