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	49 Brooke Street, Smythesdale Vic 3351

Indicative selling price

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

Single price	$*	or range between	$465,000	&	$475,000

*Median sale price

Median price	$	Property type		Suburb	
Period - From		to		Source	

Comparable property sales

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
7 Lock Street, Smythesdale Vic 3351	$510,000	01/08/2022
9 Elizabeth Street, Smythesdale Vic 3351	$512,000	09/12/2021
20 Thorne Road, Smythesdale Vic 3351	$510,000	08/11/2021

This Statement of Information was prepared on: 20/03/2023

* *"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "*