

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

21 Gretta St, Smythes Creek Vic 3351

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$177,000

Property Type

Vacant land

Suburb

Smythes Creek

Period - From

05/07/2020

to

04/07/2021

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	9 Moritz Dr WINTER VALLEY 3358	\$270,000	10/05/2021
2	1 Moritz Dr WINTER VALLEY 3358	\$270,000	07/05/2021
3	7 Moritz Dr WINTER VALLEY 3358	\$260,000	07/05/2021

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:

05/07/2021 13:12

21 Gretta St, Smythes Creek Vic 3351



Trevor Petrie

03 5333 4322

0418 503 767

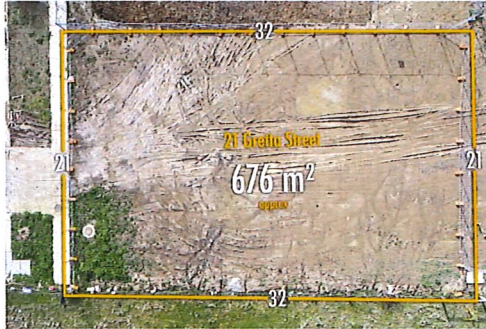
trevor@trevorpetrie.com.au

Indicative Selling Price

\$285,000

Median Land Price

05/07/2020 - 04/07/2021: \$177,000



Property Type: Land

Land Size: 676 sqm approx

Agent Comments

Comparable Properties

9 Moritz Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 10/05/2021

Property Type: Land

Land Size: 472 sqm approx

1 Moritz Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 07/05/2021

Property Type: Land

Land Size: 473 sqm approx

7 Moritz Dr WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$260,000

Method: Sale

Date: 07/05/2021

Property Type: Land

Land Size: 446 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.