



**RICHARDSON**  
REAL ESTATE

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 2 SURF AVENUE, SKENES CREEK, VIC



#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$400,000**

Provided by: Mark Theodore, Richardson Real Estate Colac

## MEDIAN SALE PRICE



### SKENES CREEK, VIC, 3233

Suburb Median Sale Price (Vacant Land)

**\$275,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 33 KARLSON ST, SKENES CREEK, VIC 3233



#### Sale Price

**\$400,000**

Sale Date: 31/10/2016

Distance from Property: 827m



### 11 GALBRAITH WAY, MARENGO, VIC 3233



#### Sale Price

**\*\$385,000**

Sale Date: 26/09/2017

Distance from Property: 7.4km



This report has been compiled on 30/01/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2 SURF AVENUE, SKENES CREEK, VIC 3233

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$400,000

Median sale price

Median price

\$275,000

House

Unit


Suburb

SKENES CREEK

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
33 KARLSON ST, SKENES CREEK, VIC 3233	\$400,000	31/10/2016
11 GALBRAITH WAY, MARENGO, VIC 3233	*\$385,000	26/09/2017