

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

13 Vowles Street, Skipton Vic 3361

Indicative selling price

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

Range between \$230,000

&

\$250,000

Median sale price

Median price \$330,000

Property Type House

Suburb Skipton

Period - From 04/03/2023

to 03/03/2024

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	7 Osborne St SKIPTON 3361	\$300,000	19/12/2022
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:

04/03/2024 15:36



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Property Type: House
Agent Comments

Indicative Selling Price
\$230,000 - \$250,000
Median House Price
04/03/2023 - 03/03/2024: \$330,000

Comparable Properties



7 Osborne St SKIPTON 3361 (VG)

Agent Comments

1 - -

Price: \$300,000
Method: Sale
Date: 19/12/2022
Property Type: House (Res)
Land Size: 2023 sqm approx

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.