

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

39 Montgomery Street, Skipton, VIC 3361

### Indicative selling price

Single Price or Range between

**\$149,000 - \$159,000**

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

### Median sale price

Median Price

**\$200,000**

Property Type

**House**

Suburb

**SKIPTON**

Period From

**07/04/2018**

Period To

**07/10/2019**

Source

**Core Logic**

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**10 BEAUFORT ROAD  
SKIPTON**

2 1 1

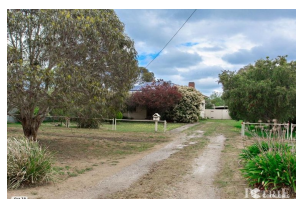
Price \$141,000  
Date of Sale 19/08/2019  
Land 1229 sqm



**7 OSBORNE STREET  
SKIPTON**

1 1 2

Price \$146,000  
Date of Sale 09/08/2019  
Land 2000 sqm



**7 WRIGHT STREET  
SKIPTON**

3 1 2

Price \$144,000  
Date of Sale 29/11/2018  
Land 983 sqm