

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

**Indicative selling price**

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

Range between  &

**Median sale price\***

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	6 Muller Rd SKENES CREEK 3233	\$770,000	05/07/2018
2	9 Bass Cr SKENES CREEK 3233	\$750,000	17/10/2018
3	16 Bass Cr SKENES CREEK 3233	\$672,500	26/10/2017

**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.~~

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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 696 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$775,000

**Median House Price \***

13/07/2018 - 13/12/2018: \$587,500

\* Agent calculated median

## Comparable Properties

6 Muller Rd SKENES CREEK 3233 (VG)

Agent Comments



**Price:** \$770,000

**Method:** Sale

**Date:** 05/07/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 817 sqm approx



9 Bass Cr SKENES CREEK 3233 (REI/VG)

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 17/10/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 658 sqm approx



16 Bass Cr SKENES CREEK 3233 (REI/VG)

Agent Comments



**Price:** \$672,500

**Method:** Private Sale

**Date:** 26/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 600 sqm approx