



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 31.10.17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 KARLSON STREET SKENES CREEK VIC 3233

Indicative selling price

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

Single Price: \$835,000.00

Median sale price

Median price \$517,000

House ☒

Suburb
or locality Skenes Creek

Period - From 01/10/16

to 23/10/17

Source Realestate.com.au

Comparable property sales

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. 21 Surf Ave Skenes Creek	\$700,000	09/08/17
2. 32 Old Coach Road Skenes Creek	\$720,000	12/07/16
3. 3 Point Avenue	\$567,000	21/09/17