

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 27 Great Ocean Road, Skenes Creek Vic 3233

Indicative selling price

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

Single price \$950,000

Median sale price*

Median price House Unit Suburb or locality Skenes Creek
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 3 Ocean Tce SKENES CREEK 3233	\$900,000	16/10/2018
2 24 Harrison St MARENGO 3233	\$810,000	04/12/2018
3 4 Karlson St SKENES CREEK 3233	\$765,000	20/02/2019

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: Land

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



3 Ocean Tce SKENES CREEK 3233 (VG)

Agent Comments



Price: \$900,000

Method: Sale

Date: 16/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 420 sqm approx



24 Harrison St MARENGO 3233 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/12/2018

Rooms: 5

Property Type: House



4 Karlson St SKENES CREEK 3233 (VG)

Agent Comments



Price: \$765,000

Method: Sale

Date: 20/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 809 sqm approx