

# 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

5 Muller Road, Skenes Creek VIC 3233

### Indicative selling price

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

Single price

\$360,000

### Median sale price

Median price \$632,500 Property type House Suburb Apollo Bay VIC 3233

Period - From 11.11.2019 to 11.11.2020 Source Realestate.com.au

### Comparable property sales

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. Lot 4/10-14 Old Coach Rd Skenes Creek	\$360,000	12.06.2020
2. 7 Muller Rd Skenes Creek	\$294,000	06.08.2019
3. 6 Ocean Terrace Skenes Creek	\$400,000	21.08.2020

This Statement of Information was prepared on: 11.11.2020