



Statement of Information

Prepared on: 28.11.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

24 POINT AVENUE SKENES CREEK VIC 3233

Indicative selling price

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

Range price \$560,000 to \$595,000.00

Median sale price

Median price

\$580,000.00

*House

X

*Unit

Suburb
or locality

Skenes Creek VIC 3233

Period - From

01.11.2017

to

19.11.2018

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. 17 Point Avenue Skenes Creek	\$538,000.00	17.10.2018
2. 11 Vista Avenue Skenes Creek	\$580,000.00	04.06.2018
3. 9 Bass Crescent Skenes Creek	\$750,000.00	17.10.2018