

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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. reperty energy						
Ad Including subt locality andpost	urb or	les Street, Skipto	on Vic 3361			
Indicative sellin	g price					
For the meaning of	f this price see	e consumer.vic.g	gov.au/underquoting			
Range between	\$169,000	&	\$185,900			
Median sale pri	ce*					
Median price		House	Unit	Suburb or locality	Skipton	
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.

Ad	dress of comparable property	Price	Date of sale
1	5 Lismore Rd SKIPTON 3361	\$190,000	18/07/2017
2	13 Osborne St SKIPTON 3361	\$175,000	03/11/2017
3	10 Lismore Rd SKIPTON 3361	\$175,000	03/11/2017

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.
- * 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.

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 2021 sqm approx

Agent Comments

Indicative Selling Price \$169,000 - \$185,900 No median price available

Comparable Properties



5 Lismore Rd SKIPTON 3361 (REI/VG)







Price: \$190,000 Method: Private Sale Date: 18/07/2017

Rooms: 6

Property Type: House Land Size: 1130 sqm approx **Agent Comments**

13 Osborne St SKIPTON 3361 (VG)









Price: \$175,000 Method: Sale Date: 03/11/2017

Rooms: -

Property Type: House (Res) Land Size: 2001 sqm approx **Agent Comments**



10 Lismore Rd SKIPTON 3361 (REI/VG)

-3







Agent Comments

Price: \$175,000 Method: Private Sale Date: 03/11/2017

Rooms: 4

Property Type: House Land Size: 1821 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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