



Statement of Information

Prepared on: 31/08/17

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

17 SURF AVENEUE SKENES CREEK VIC 3233

Indicative selling price

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

Single price

\$825,000.00

Median sale price

(*Delete house or unit as applicable)

Median price

\$511,500.00

House

X

Suburb
or locality

Skenes Creek

Period - From

01/08/16

to

28/08/17

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. 21 Surf Avenue, Skenes Creek VIC 3233	\$700,000 WIWO	11.07.17
2. 11 Bass Crescent, Skenes Creek VIC 3233	\$508,000 WIWO	26.05.17
3. 65 Old Coach Road, Skenes Creek VIC 3233	\$519,000	06.04.17