

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

13 Vista Avenue, Skenes Creek VIC 3233

Indicative selling price

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

Price

\$1,300,000.00

Median sale price

Median price \$960,000.00 Property type House Suburb Apollo Bay

Period - From 03.03.2021 to 03.03.2022 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. 11 Bass Crescent, Skenes Creek VIC 3233	\$1,301,000.00	13/10/2021
2. 13 Great Ocean Road, Skenes Creek VIC 3233	\$1,100,000.00	16/07/2021
3. 21 Old Coach Road, Skenes Creek VIC 3233	\$1,060,000.00	10/11/2021

This Statement of Information was prepared on: 03/12/2021