## 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  Andrew Street, Skipton Vic 3361		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$135,000		
Median sale price*		
Median price Property Type Sub	urb	
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 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 18 Lyons St SKIPTON 3361	\$149,000	09/02/2022
2 57 Montgomery St SKIPTON 3361	\$140,000	22/12/2021
3 4 Bolte St SKIPTON 3361	\$140,000	16/11/2021
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 18 months.		
This Statement of Information was prepared on:	of Information was prepared on: 14/11/2022 10:53	
* When this Statement of Information was prepared, publicly available information providing median sale		



<sup>\*</sup> 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.









Property Type: Land Land Size: 823 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$135,000 No median price available

## Comparable Properties



18 Lyons St SKIPTON 3361 (REI/VG)

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Price: \$149,000 Method: Private Sale Date: 09/02/2022

Property Type: Land (Res) Land Size: 2023 sqm approx **Agent Comments** 

57 Montgomery St SKIPTON 3361 (VG)









Price: \$140,000 Method: Sale Date: 22/12/2021 Property Type: Land

Land Size: 2023 sqm approx

**Agent Comments** 



4 Bolte St SKIPTON 3361 (REI/VG)





Price: \$140,000 Method: Private Sale Date: 16/11/2021 Property Type: Land

Land Size: 1989 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



