

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

12 Ocean Terrace, Skenes Creek Vic 3233

Indicative selling price

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

Single price \$565,000

Median sale price*

Median price

House

Unit

Suburb or locality

Skenes Creek

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.

	Address of comparable property	Price	Date of sale
1	1/15 Cawood St APOLLO BAY 3233	\$595,000	28/05/2018
2	2/10 Banksia Ct APOLLO BAY 3233	\$555,000	28/11/2017
3	8 Marriners Lookout Rd APOLLO BAY 3233	\$545,000	06/09/2017

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.

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Indicative Selling Price

\$565,000

No median price available



2 2 2

Rooms:

Property Type: House (Res)

Land Size: 491 sqm approx

Agent Comments

Comparable Properties



1/15 Cawood St APOLLO BAY 3233 (REI)

Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 28/05/2018

Rooms: 5

Property Type: Townhouse (Single)



2/10 Banksia Ct APOLLO BAY 3233 (REI/VG)

Agent Comments

3 2 2

Price: \$555,000

Method: Private Sale

Date: 28/11/2017

Rooms: 4

Property Type: Townhouse (Single)



8 Marriners Lookout Rd APOLLO BAY 3233 (REI/VG)

Agent Comments

3 3 2

Price: \$545,000

Method: Private Sale

Date: 06/09/2017

Rooms: 6

Property Type: House

Land Size: 736 sqm approx