

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 and
postcode

22 LYONS STREET SKIPTON VIC 3361

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,750

Property type

House

Suburb

Skipton

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

10 JOHNSON STREET SKIPTON VIC 3361	\$417,500	21-Jan-22
7-9 LYONS STREET SKIPTON VIC 3361	\$420,000	27-Jul-22

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: 14 April 2023



10 JOHNSON STREET SKIPTON VIC 3361

Sold Price

\$417,500

Sold Date

21-Jan-22



4



1



2

Distance

0.96km



7-9 LYONS STREET SKIPTON VIC 3361

Sold Price

\$420,000

Sold Date

27-Jul-22



3



2



2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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