

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

2 Skibo Heights, White Hills Vic 3550

Indicative selling price

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

Single price \$409,000

Median sale price

Median price \$291,750 House ☒ Unit ☐ Suburb or locality White Hills

Period - From 01/01/2018 to 31/12/2018 Source REIV

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	35 Greenfield Dr EPSOM 3551	\$410,000	10/01/2019
2	2 Rosea Ct ASCOT 3551	\$405,050	27/08/2018
3	76 Garden Dr EPSOM 3551	\$392,500	09/04/2018

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.



3 2 2

Rooms:
Property Type: House
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
\$409,000

Median House Price
Year ending December 2018: \$291,750

Comparable Properties



35 Greenfield Dr EPSOM 3551 (REI)

Agent Comments

3 2 2

Price: \$410,000
Method: Private Sale
Date: 10/01/2019
Rooms: 6
Property Type: House
Land Size: 606 sqm approx



2 Rosea Ct ASCOT 3551 (REI/VG)

Agent Comments

3 2 3

Price: \$405,050
Method: Private Sale
Date: 27/08/2018
Rooms: 5
Property Type: House
Land Size: 645 sqm approx



76 Garden Dr EPSOM 3551 (REI/VG)

Agent Comments

3 2 2

Price: \$392,500
Method: Private Sale
Date: 09/04/2018
Rooms: 5
Property Type: House
Land Size: 575 sqm approx