

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 1170 Skenes Creek Road, Tanybryn Vic 3249

#### Indicative selling price

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

Single price \$180,000

#### Median sale price\*

Median price House Unit Suburb Tanybryn

Period - From to Source

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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.

Gary Van Someren

03 5237 7366

0418 550 049

gary@gopapollobay.com.au

**Indicative Selling Price**

\$180,000

**No median price available**



**Rooms:**

**Property Type:**

Agent Comments

Attention: The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## Comparable Properties

1215 Skenes Creek Rd TANYBRYN 3249 (VG)

Agent Comments



**Price:** \$360,000

**Method:** Sale

**Date:** 04/07/2017

**Rooms:** -

**Property Type:** Mixed Farming (Rur)

**Land Size:** 321490 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.