greatoceanproperties
Cate Thomas
03 5237 7366
0458 586 540
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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 andpostcode	4 Karlson Street, Skenes Creek Vic 3233

Indicative selling price

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

Single price	$850,000

Median sale price

Median price		House		Unit		Suburb or locality	Skenes Creek
Period - From		to			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	37 Seeberg Ct APOLLO BAY 3233	$860,000	06/11/2017
2	1/16 Thomson St APOLLO BAY 3233	$860,000	21/04/2017
3	24 Seeberg Ct APOLLO BAY 3233	$850,000	28/08/2017

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price
$850,000

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties



37 Seeberg Ct APOLLO BAY 3233 (REI)

4 2 2

Price: $860,000
Method: Private Sale
Date: 06/11/2017
Rooms: 6
Property Type: House

Agent Comments



1/16 Thomson St APOLLO BAY 3233 (REI)

3 2 3

Price: $860,000
Method: Private Sale
Date: 21/04/2017
Rooms: 5
Property Type: House

Agent Comments



24 Seeberg Ct APOLLO BAY 3233 (REI)

4 2 4

Price: $850,000
Method: Private Sale
Date: 28/08/2017
Rooms: 8
Property Type: House
Land Size: 500 sqm approx

Agent Comments

REIV propertydata.com.au

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