

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

3 Bass Crescent, Skenes Creek Vic 3233

Indicative selling price

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

Range between \$750,000

&

\$775,000

Median sale price*

Median price \$587,500

House

X

Unit

Suburb or locality

Skenes Creek

Period - From 13/07/2018

to

13/12/2018

Source

Domain

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 6 Muller Rd SKENES CREEK 3233	\$770,000	05/07/2018
2 9 Bass Cr SKENES CREEK 3233	\$750,000	17/10/2018
3 16 Bass Cr SKENES CREEK 3233	\$672,500	26/10/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 696 sqm approx

Agent Comments

Comparable Properties

6 Muller Rd SKENES CREEK 3233 (VG)

Agent Comments



Price: \$770,000

Method: Sale

Date: 05/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size: 817 sqm approx



9 Bass Cr SKENES CREEK 3233 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 17/10/2018

Rooms: 7

Property Type: House

Land Size: 658 sqm approx



16 Bass Cr SKENES CREEK 3233 (REI/VG)

Agent Comments



Price: \$672,500

Method: Private Sale

Date: 26/10/2017

Rooms: 5

Property Type: House

Land Size: 600 sqm approx