# greatocean properties

Amber Noseda 03 5237 7366 0419 540 365

## Statement of Information

## amber@gopapollobay.com.au Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb or locality andpostcode

Address 70 Old Coach Road, Skenes Creek Vic 3233

#### Indicative selling price

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

Single price \$485,000

#### Median sale price\*

Median price	House	Unit		Suburb or locality	Skenes Creek
Period - From	to		Source		

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	65 Old Coach Rd SKENES CREEK 3233	\$519,000	06/04/2017
2	4 Vista Av SKENES CREEK 3233	\$516,000	14/05/2018
3	57 Old Coach Rd SKENES CREEK 3233	\$490,000	10/04/2018

#### 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.

\* 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.

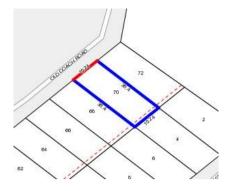
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propertydata

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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Rooms: Property Type: House Land Size: 610 sqm approx Agent Comments Amber Noseda 03 5237 7366 0419 540 365 amber@gopapollobay.com.au

> Indicative Selling Price \$485,000 No median price available

# **Comparable Properties**



Price: \$519,000 Method: Private Sale Date: 06/04/2017 Rooms: 5 Property Type: House Land Size: 662 sqm approx

(REI/VG)

**- 1** 2

65 Old Coach Rd SKENES CREEK 3233

4 Vista Av SKENES CREEK 3233 (REI)

2

Agent Comments



Price: \$516,000 Method: Private Sale Date: 14/05/2018 Rooms: 3 Property Type: House Land Size: 684 sqm approx

57 Old Coach Rd SKENES CREEK 3233 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 10/04/2018 Rooms: 6 Property Type: House Land Size: 969 sqm approx Agent Comments

Agent Comments

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