

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

70 Old Coach Road, Skenes Creek Vic 3233

Indicative selling price

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

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)

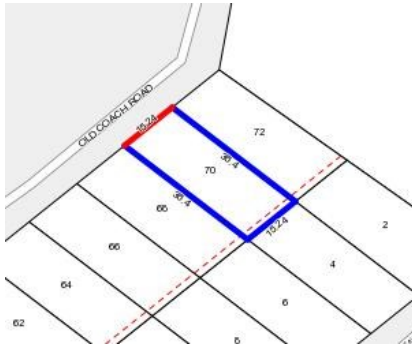
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address 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.



3 1 2

Rooms:

Property Type: House

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

3 2 4

Price: \$519,000

Method: Private Sale

Date: 06/04/2017

Rooms: 5

Property Type: House

Land Size: 662 sqm approx



4 Vista Av SKENES CREEK 3233 (REI)

Agent Comments

2 1 2

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)

Agent Comments

4 2 2

Price: \$490,000

Method: Private Sale

Date: 10/04/2018

Rooms: 6

Property Type: House

Land Size: 969 sqm approx