

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 2/27 Vista Avenue, Skenes Creek Vic 3233

Indicative selling price

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

Single price \$385,000

Median sale price

Median price House Unit Suburb Skenes Creek

Period - From to Source REIV

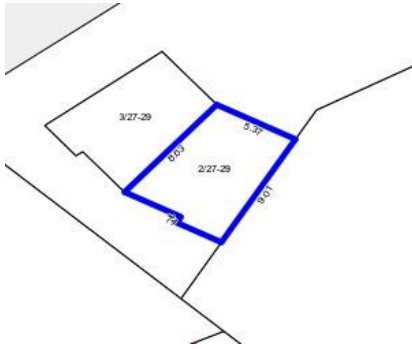
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 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	22 Point Av SKENES CREEK 3233	\$430,000	22/05/2017
2	1/7 Pengilley Av APOLLO BAY 3233	\$380,000	23/06/2017
3	2/24 Campbell Ct APOLLO BAY 3233	\$367,000	15/05/2017

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



22 Point Av SKENES CREEK 3233 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 22/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx

1/7 Pengilley Av APOLLO BAY 3233 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 23/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/24 Campbell Ct APOLLO BAY 3233 (VG)

Agent Comments



Price: \$367,000

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 180 sqm approx