



Rooms:

Property Type:

Agent Comments

It is difficult to find exact comparisons as these smaller acreages rarely come on the market.

Comparable Properties



2345 Birregurra Forrest Rd FORREST 3236 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 03/03/2017

Rooms: 6

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 2000 sqm



33-35 Karlson St SKENES CREEK 3233 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 24/08/2016

Rooms: -

Property Type: Land

Land Size: 943 sqm



28 Ocean Park Dr MARENGO 3233 (REI)

Agent Comments



Price: \$362,000

Method: Private Sale

Date: 13/04/2016

Rooms: -

Property Type: Land

Land Size: 4047 sqm

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 Lot 2/1255 Skenes Creek Road, Tanybryn Vic 3249

Indicative selling price

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

Single price \$360,000

Median sale price

Median price

House

X

Suburb

Tanybryn

Period - From

to

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2345 Birregurra Forrest Rd FORREST 3236	\$405,000	03/03/2017
33-35 Karlson St SKENES CREEK 3233	\$400,000	24/08/2016
28 Ocean Park Dr MARENGO 3233	\$362,000	13/04/2016