



# GreatOceanRoad

REALESTATE

## Statement of Information

Prepared on: 23.04.18

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Vista Avenue, Skenes Creek VIC 3233

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$499,000.00

### Median sale price

Median price

\$534,000.00

\*House

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Suburb  
or locality

Skenes Creek

Period - From

01/04/2017

to

23/04/2018

Source

Realestate.com.au

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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: 14 Point Avenue, Skenes Creek     | \$449,000.00 | 25/01/2017   |
| 2: 22 Point Avenue, Skenes Creek     | \$430,000.00 | 03/07/2017   |
| 3: 51 Great Ocean Road, Skenes Creek | \$465,000.00 | 12/02/2017   |