

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 17 Karlson Street, Skenes Creek VIC 3233

Indicative selling price

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

\$385,000

Median land sale price

Median price \$180,000

Suburb or locality 3233

Period - From Jan 2016 to Dec 2016

Source www.propertyandlandtitles.vic.gov.au

Comparable property sales

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 18 months.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 1 33-35 Karlson St, Skenes Creek | \$400,000 | 24/8/2016 |
| 2 Lot 3, 30 Karlson St, Skenes Creek | \$275,000 | 21/1/2017 |
| 3 13 Karlson St, Skenes Creek | \$375,000 | 16/1/2016 |