

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

2 Surf Avenue, Skenes Creek VIC 3233

Indicative selling price

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

Range between \$250,000

&

\$275,000

Median sale price

Median price insufficient data

House

Land

X

Suburb or locality Skenes Creek

Period - From July 2017 to Sept 2017

Source Valuer-General's Property Report

Comparable property sales

These are the three properties sold within two 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 Lot 118 Otway Ave, Skenes Creek	\$240,000	20/2/2018
2 29 Surf Ave, Skenes Creek	\$290,000	14/2/2018
3 Lot 3, 30 Karlson St, Skenes Creek	\$275,000	21/1/2017