

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	21 Surf Av SKENES CREEK 3233	\$700,000	09/08/2017
2	4/275 Great Ocean Rd APOLLO BAY 3233	\$675,000	08/05/2017
3	12 Treetops Tce SKENES CREEK 3233	\$615,000	27/11/2016

OR

B* 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 eighteen months.

Cate Thomas

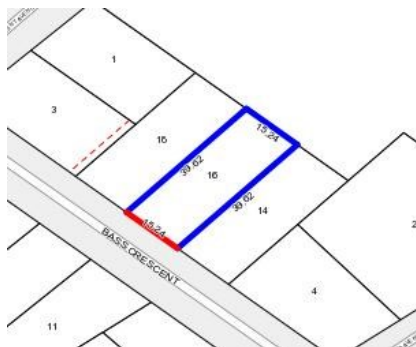
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Indicative Selling Price

\$665,000 - \$731,500

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 604 sqm approx

Agent Comments

Comparable Properties

**21 Surf Av SKENES CREEK 3233 (REI)**

Agent Comments

**Price:** \$700,000**Method:** Private Sale**Date:** 09/08/2017**Rooms:** 6**Property Type:** House**4/275 Great Ocean Rd APOLLO BAY 3233 (REI)** Agent Comments**Price:** \$675,000**Method:** Private Sale**Date:** 08/05/2017**Rooms:** 5**Property Type:** Townhouse (Single)**12 Treetops Tce SKENES CREEK 3233 (REI)**

Agent Comments

**Price:** \$615,000**Method:** Private Sale**Date:** 27/11/2016**Rooms:** -**Property Type:** House**Land Size:** 450 sqm approx