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 andpostcode

16 Bass Cr, Skenes Creek Vic 3233

Indicative selling price

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

Range between	\$665,000	&	\$731,500		
Median sale pri	ice				
	ц			Suburb or locality	Skones Creek

Median price	Hou	se	Unit		Suburb or locality	Skenes Creek
Period - From	to			Source	REIV	

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.

Add	dress 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.

Account - Great Ocean Properties | P: 03 5237 7719 | F: 03 5237 7719

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

16 Bass Cr, Skenes Creek Vic 3233

greatocean properties



Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 604 sqm approx Agent Comments Cate Thomas 03 5237 7366 0458 586 540 cate@gopapollobay.com.au

> Indicative Selling Price \$665,000 - \$731,500

Comparable Properties



21 Surf Av SKENES CREEK 3233 (REI)



Price: \$700,000 Method: Private Sale Date: 09/08/2017 Rooms: 6 Property Type: House

Agent Comments



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

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