

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

13 Vowles Street, Skipton Vic 3361

Indicative selling price

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

Single price \$280,000

Median sale price

Median price \$330,000

Property Type House

Suburb Skipton

Period - From 29/01/2023

to 28/01/2024

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.~~

	Address of comparable property	Price	Date of sale
1	7 Osborne St SKIPTON 3361	\$300,000	19/12/2022
2			
3			

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.

This Statement of Information was prepared on:

29/01/2024 16:28

13 Vowles Street, Skipton Vic 3361



Rob Cunningham
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3 1 2

Property Type: House
Land Size: 1010 sqm approx

Agent Comments

Indicative Selling Price
\$280,000

Median House Price
29/01/2023 - 28/01/2024: \$330,000

Comparable Properties



7 Osborne St SKIPTON 3361 (VG)

Agent Comments

1 - -

Price: \$300,000
Method: Sale
Date: 19/12/2022
Property Type: House (Res)
Land Size: 2023 sqm approx

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 - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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