

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 DEBORAH COURT SKYE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Skye

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

4 DUKE COURT SKYE VIC 3977	\$770,000	04-Apr-22
97 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$745,000	03-May-22
11 KERRIE ANNE COURT SKYE VIC 3977	\$745,000	11-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 May 2022



4 DUKE COURT SKYE VIC 3977

Sold Price

^{RS}

\$770,000

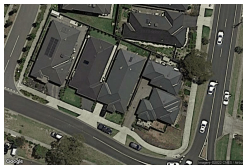
Sold Date

04-Apr-22

 3  2  4

Distance

-



**97 WILLIAM ROAD CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}

\$745,000

Sold Date

03-May-22

 4  2  3

Distance

-



**11 KERRIE ANNE COURT SKYE VIC
3977**

Sold Price

\$745,000

Sold Date

11-Dec-21

 4  2  5

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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