

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

5 RHONE GROVE 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

\$729,000

&

\$779,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$776,250

Property type

House

Suburb

Skye

Period-from

01 Nov 2023

to

31 Oct 2024

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

8 PARADISE WAY SKYE VIC 3977	\$785,000	31-Aug-24
20 SVEN STREET SKYE VIC 3977	\$742,000	04-Aug-24
10 MCDONALD STREET SKYE VIC 3977	\$735,000	13-Nov-24

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: 25 November 2024

Shane Donovan
P 97830002
M 0432 440 444
E reception@donovanrealestate.com.au



8 PARADISE WAY SKYE VIC 3977

Sold Price

\$785,000

Sold Date

31-Aug-24

3

2

2

Distance

0.36km



20 SVEN STREET SKYE VIC 3977

Sold Price

\$742,000

Sold Date

04-Aug-24

3

2

2

Distance

0.8km



10 MCDONALD STREET SKYE VIC 3977

Sold Price

^{RS} **\$735,000**

Sold Date

13-Nov-24

3

2

2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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