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

Mediar (*Delete

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
n sale price e house or unit as ap	olicable)				

Median Price	\$776,250	Prope	erty type		House	Suburb	Skye
Period-from	01 Nov 2023	to	31 Oct 2	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

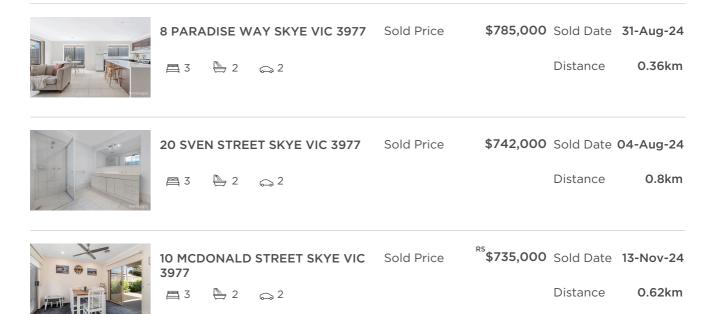


consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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