

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

25 Captain Cook Close, Skye Vic 3977

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$536,100

House

X

Unit

Suburb

Skye

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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 six 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	3 Duke Ct SKYE 3977	\$660,000	13/04/2017
2	13 Herbert Rd CARRUM DOWNS 3201	\$630,000	27/05/2017
3	31 Rangeview Dr SKYE 3977	\$620,000	14/09/2017

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 six months.~~