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

22 RODNEY COURT SKYE VIC 3977

Indicative selling price

Period-from

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

Single Price		or range \$640,000		\$695,000			
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$770,000	Property type	House	Suburb	Skye		

31 May 2023

Source

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

01 Jun 2022

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.

to

Address of comparable property	Price	Date of sale	
9 NARELLE COURT SKYE VIC 3977	\$725,000	03-Mar-23	
14 GLYNELEA CRESCENT SKYE VIC 3977	\$744,000	14-May-23	
6 DAIRY PLACE SKYE VIC 3977	\$736,000	15-Dec-22	

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: 07 June 2023



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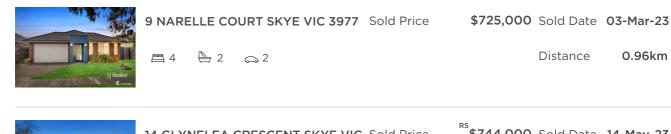


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Distance

0.96km



	14 GLYNELEA CRESCENT SKYE VIC Sold Price 3977				l Price	^{rs} \$744,000	Sold Date 14-May-23		
	E 4	2	⇔ ²				Distance	0.27km	



RS = Recent sale UN = Undisclosed Sale

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