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 Oriana Grove, Skye Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$720,000		&		\$790,000				
Median sale price									
Median price	\$802,000	Pro	Property Type		House		Suburb	Skye	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 Danube CI SKYE 3977	\$767,000	29/07/2024
2	5 Triumph Way SKYE 3977	\$756,000	08/07/2024
3	8 Oriana Gr SKYE 3977	\$760,000	28/03/2024

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.

This Statement of Information was prepared on:

28/08/2024 09:18



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Property Type: House (Res) Land Size: 610 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$790,000 Median House Price June quarter 2024: \$802,000

Comparable Properties

15 Danube CI SKYE 3977 (REI) 4 2 2 2 Price: \$767,000 Method: Private Sale Date: 29/07/2024 Property Type: House Land Size: 384 sqm approx	Agent Comments
5 Triumph Way SKYE 3977 (REI/VG) 3 2 2 2 Price: \$756,000 Method: Private Sale Date: 08/07/2024 Property Type: House Land Size: 513 sqm approx	Agent Comments
8 Oriana Gr SKYE 3977 (REI/VG) 3 2 2 2 Price: \$760,000 Method: Private Sale Date: 28/03/2024 Property Type: House (Res) Land Size: 601 sqm approx	Agent Comments

Account - Whitefox Real Estate | P: 96459699



propertydata

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