

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$720,000

&

\$790,000

### Median sale price

Median price \$802,000

Property Type House

Suburb Skye

Period - From 01/04/2024

to

30/06/2024

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	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



 4
  2
  2

**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)**

Agent Comments

 4
  2
  2

**Price:** \$767,000

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** House

**Land Size:** 384 sqm approx



**5 Triumph Way SKYE 3977 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$756,000

**Method:** Private Sale

**Date:** 08/07/2024

**Property Type:** House

**Land Size:** 513 sqm approx



**8 Oriana Gr SKYE 3977 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** House (Res)

**Land Size:** 601 sqm approx