

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

1 COLLINA MEWS SKYE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Skye

Period-from

01 Apr 2021

to

31 Mar 2022

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

| | | |
|-----------------------------------|-----------|-----------|
| 44 BALINGA DRIVE SKYE VIC 3977 | \$830,000 | 10-Jan-22 |
| 4 MARRIOTT CRESCENT SKYE VIC 3977 | \$855,000 | 06-Nov-21 |
| 21 HOOPER DRIVE SKYE VIC 3977 | \$770,000 | 17-Jan-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: 02 April 2022

**44 BALINGA DRIVE SKYE VIC 3977** Sold Price **\$830,000** Sold Date **10-Jan-22**

4 2 2

Distance -

Notes from your agent

Un-renovated, slightly smaller house and land

**4 MARRIOTT CRESCENT SKYE VIC 3977** Sold Price **\$855,000** Sold Date **06-Nov-21**

4 2 2

Distance -

Notes from your agent

Fully renovated - smaller land

**21 HOOPER DRIVE SKYE VIC 3977** Sold Price **\$770,000** Sold Date **17-Jan-22**

4 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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