

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 SANOMA DRIVE 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Skye

Period-from

01 Oct 2021

to

30 Sep 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

23 RHONE GROVE SKYE VIC 3977	\$830,000	28-Jul-22
18 SANTA CLARA MEWS SKYE VIC 3977	\$845,000	31-May-22
22 FRIULI PLACE SKYE VIC 3977	\$845,000	27-Sep-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: 24 October 2022


23 RHONE GROVE SKYE VIC 3977

Sold Price

\$830,000

Sold Date

28-Jul-22
 4
 2
 2

Distance

0.25km

18 SANTA CLARA MEWS SKYE VIC 3977

Sold Price

\$845,000

Sold Date

31-May-22
 4
 2
 2

Distance

0.19km

22 FRIULI PLACE SKYE VIC 3977

Sold Price

^{RS} **\$845,000**

Sold Date

27-Sep-22
 4
 2
 2

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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