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

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 between	\$830,000	&	\$870,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$770,000	Property type	House	Suburb	Skye		

30 Sep 2022

Source

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

01 Oct 2021

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
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.

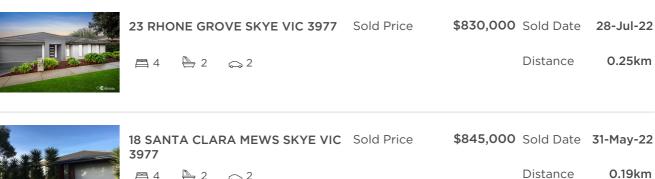
This Statement of Information was prepared on: 24 October 2022



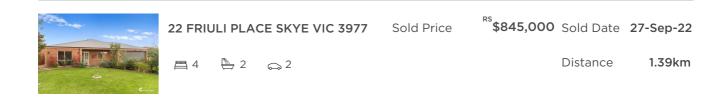
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RS = Recent sale UN = Undisclosed Sale

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