

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

2 Pip Street 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Skye

Period-from

01 Jun 2019

to

31 May 2020

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

3 Calwell Court Skye VIC 3977	\$585,000	09-May-20
15 Sanoma Drive Skye VIC 3977	\$620,000	19-Dec-19
15 Jurang Way Skye VIC 3977	\$590,000	17-Jan-20

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: 03 June 2020


3 Calwell Court Skye VIC 3977

Sold Price

^{RS}
\$585,000

Sold Date **09-May-20**
 3  2  2

Distance **0.42km**

15 Sanoma Drive Skye VIC 3977

Sold Price

\$620,000

Sold Date **19-Dec-19**
 4  2  2

Distance **0.45km**

15 Jurang Way Skye VIC 3977

Sold Price

\$590,000

Sold Date **17-Jan-20**
 3  2  2

Distance **1.38km**
RS = Recent sale

UN = Undisclosed Sale

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