

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 Venezia Way Skye VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$625,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

\*House

X

\*Unit

Suburb

Skye

Period-from

01 Jul 2018

to

30 Jun 2019

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 Glover Court Skye VIC 3977	\$600,000	13-May-19
37 Balinga Drive Skye VIC 3977	\$642,500	03-Feb-19
10 Laurie Court Skye VIC 3977	\$650,000	15-Jan-19

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.~~

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**3 Glover Court Skye VIC 3977**

Sold Price

**\$600,000**

Sold Date

**13-May-19**
 4
 2
 2

Distance

**0.41km**

**37 Balinga Drive Skye VIC 3977**

Sold Price

**\$642,500**

Sold Date

**03-Feb-19**
 4
 2
 2

Distance

**0.42km**

**10 Laurie Court Skye VIC 3977**

Sold Price

**\$650,000**

Sold Date

**15-Jan-19**
 4
 2
 2

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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