

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

3 SAPPHIRE 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

\$900,000

&

\$949,000

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

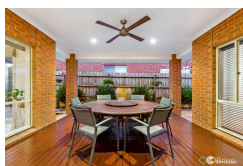
Date of sale

| | | |
|----------------------------------|-------------|-----------|
| 44 MCGOWAN DRIVE SKYE VIC 3977 | \$905,000 | 21-Aug-22 |
| 4 SANTA CLARA MEWS SKYE VIC 3977 | \$900,000 | 22-May-22 |
| 22 STEFANS COURT SKYE VIC 3977 | \$1,178,000 | 04-May-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: 10 October 2022



44 MCGOWAN DRIVE SKYE VIC 3977

Sold Price

^{RS} **\$905,000** Sold Date **21-Aug-22**

4 2 2

Distance **0.54km**



4 SANTA CLARA MEWS SKYE VIC 3977

Sold Price

\$900,000 Sold Date **22-May-22**

4 2 2

Distance **0.64km**



22 STEFANS COURT SKYE VIC 3977

Sold Price

\$1,178,000 Sold Date **04-May-22**

4 2 2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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