

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

5 Eden Avenue 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

\$775,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

House

Suburb

Skye

Period-from

01 May 2020

to

30 Apr 2021

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

17 Golden Way Skye VIC 3977	\$805,000	12-Jan-21
2 Arlene Drive Skye VIC 3977	\$825,000	16-Mar-21

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: 18 May 2021


17 Golden Way Skye VIC 3977

Sold Price

\$805,000

Sold Date

12-Jan-21
 4
 2
 2

Distance

0.36km

2 Arlene Drive Skye VIC 3977

Sold Price

^{RS} **\$825,000**

Sold Date

16-Mar-21
 4
 2
 2

Distance

0.96km
RS = Recent sale

UN = Undisclosed Sale

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