

# 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

52 Diamond Parade Skye Vic 3977
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$ 600,000
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\$ 650,000
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### Median sale price

Median price

\$ 488,800
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House

X
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Suburb

Skye Victoria
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Period - From

Feb 2016
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to

Jan 2017
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Source

CoreLogic
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### Comparable property sales

- A** These are the three properties sold within two kilometres of the property for sale in the last six 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
1 31 Lily way Skye	\$ 625,000	14/02/2017
2 11 Selwyn Court Skye	\$ 615,000	14/12/2016
3 31 Golden Way Skye	\$ 648,600	29/04/2017



OBrien Real Estate