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

7 ARLENE DRIVE SKYE VIC 3977

Indicative selling price

Mediar (*Delete

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

Single Price	Single Price		\$790,000	&	\$850,000	
n sale price house or unit as ap	plicable)					

Median Price	\$750,000	Property type			House	Suburb	Skye
Period-from	01 May 2023	to	30 Apr 2	2024	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
23 SVEN STREET SKYE VIC 3977	\$858,000	24-Jan-24
3 MANCHESTER DRIVE SKYE VIC 3977	\$825,000	20-Feb-24
26 MANCHESTER DRIVE SKYE VIC 3977	\$820,000	12-Mar-24

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: 30 May 2024



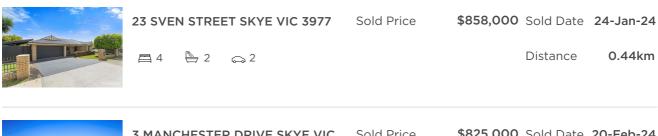
consumer.vic.gov.au

DONOVAN Your future is our commitment

Meg Mann

M 0402629210

E meg@donovanrealestate.com.au





 3 MANCHESTER DRIVE SKYE VIC
 Sold Price
 \$825,000
 Sold Date
 20-Feb-24

 3977
 □
 4
 □
 2
 □
 Distance
 0.47km



26 MANCHESTER DRIVE SKYE VIC 3977		Sold Price	\$820,000	Sold Date	12-Mar-24	
酉 4	2 🚔	چ 2			Distance	0.62km

RS = Recent sale UN = Undisclosed Sale

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