

## 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

19 DEBORAH COURT SKYE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$659,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Skye

Period-from

01 Jun 2023

to

31 May 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

1 WHITING COURT SKYE VIC 3977	\$760,000	04-Mar-24
10 DAINA COURT SKYE VIC 3977	\$750,000	03-Feb-24
1 STREETON COURT SKYE VIC 3977	\$720,000	26-Feb-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.

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**1 WHITING COURT SKYE VIC 3977** Sold Price **\$760,000** Sold Date **04-Mar-24**

3 2 2

Distance **0.98km**



**10 DAINA COURT SKYE VIC 3977** Sold Price **\$750,000** Sold Date **03-Feb-24**

3 2 2

Distance **1.53km**



**1 STREETON COURT SKYE VIC 3977** Sold Price **\$720,000** Sold Date **26-Feb-24**

3 2 2

Distance **1.6km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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