

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

8 WHITING COURT 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2023

to

30 Jun 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

3 OVERALL DRIVE SKYE VIC 3977	\$760,000	23-Apr-24
1 CAPTAIN COOK CLOSE SKYE VIC 3977	\$800,000	24-Apr-24
208 MCCORMICKS ROAD SKYE VIC 3977	\$780,000	30-May-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: 05 July 2024



3 OVERALL DRIVE SKYE VIC 3977 Sold Price **\$760,000** Sold Date **23-Apr-24**

 4  2  2

Distance **0.22km**



1 CAPTAIN COOK CLOSE SKYE VIC 3977 Sold Price ^{RS} **\$800,000** Sold Date **24-Apr-24**

 4  2  2

Distance **0.18km**



208 MCCORMICKS ROAD SKYE VIC 3977 Sold Price ^{RS} **\$780,000** Sold Date **30-May-24**

 3  2  -

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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