# 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			

Median Thee	\$700,000	Top		110030	Cubulb	Citye	
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.

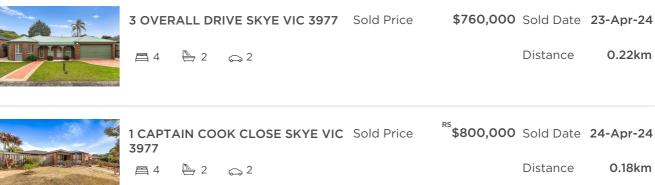
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- 5	3977		OK CLOSE	SKIEVIC	Solu Price	\$800,000	Solu Dale	24-Apr-24
V.	<b>4</b>	2	<b>⊜</b> 2				Distance	0.18km



208 MCCORMICKS ROAD SKYE VIC Sold Price 3977			Price <b>*\$780,000</b>	Sold Date	30-May-24
昌 3	2 🌦	Ģ <sup>-</sup>		Distance	1.15km

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

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