

## 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

8 Dairy Place Skye VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,750

\*House

X

\*Unit

Suburb

Skye

Period-from

01 Aug 2018

to

31 Jul 2019

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

9 Flying Star Walk Skye VIC 3977	\$570,000	08-May-19
19 John Monash Drive Skye VIC 3977	\$585,000	18-Feb-19
9 Melanie Blair Place Skye VIC 3977	\$570,000	26-May-19

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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**9 Flying Star Walk Skye VIC 3977**

Sold Price

**\$570,000**

Sold Date

**08-May-19**
 3

 2

 2

Distance

**0.27km**

**19 John Monash Drive Skye VIC 3977**

Sold Price

**\$585,000**

Sold Date

**18-Feb-19**
 3

 2

 2

Distance

**0.37km**

**9 Melanie Blair Place Skye VIC 3977**

Sold Price

**\$570,000**

Sold Date

**26-May-19**
 3

 2

 2

Distance

**0.38km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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