

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 (*Delete single price or range as applicable)

Single Price			or range between	3741	0,000	&	\$590,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$596,750	*House	X	*Unit		Suburb	Skye
Period-from	01 Aug 2018	to 31	Jul 201	9	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

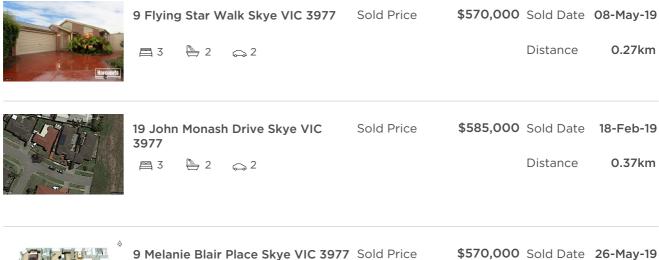
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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 9 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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