

# 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 7 Paradise Way Skye Victoria 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$605,000 & \$625,000

### Median sale price

Median price \$ 515,000 \*House X Suburb Skye, Victoria 3977  
Period - From Jan 2017 to June 2017 Source

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 31 Golden Way Skye VIC 3977	\$ \$648,600	29-Apr-17
2 27 Sanoma Drive Skye VIC 3977	\$ 650,000	30-May-17
3 1 Aquamarine Crescent Skye VIC 3977	\$ \$631,000	08-May-17



OBrien Real Estate