

## 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

3 Alfred Deakin Grove 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

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Skye

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 John Wedge Wynd Skye VIC 3977	\$760,000	29-Jan-22
56 Delatite Way Skye VIC 3977	\$901,000	27-Nov-21
38 Postregna Way Skye VIC 3977	\$755,000	28-Sep-21

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: 02 March 2022



## 6 John Wedge Wynd Skye VIC 3977

3 2 2

Sold Price

RS

\$760,000

Sold Date

29-Jan-22

Distance

0.32km



## 56 Delatite Way Skye VIC 3977

3 2 2

Sold Price

\$901,000

Sold Date

27-Nov-21

Distance

1.84km



## 38 Postregna Way Skye VIC 3977

3 2 2

Sold Price

\$755,000

Sold Date

28-Sep-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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