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	4 Augusta 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,250	Property type	House	Suburb	Skye
Period-from	01 Nov 2018	to	31 Oct 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
3 Elpara Place Skye VIC 3977	$526,000	18-Jun-19
8 Gamble Road Carrum Downs VIC 3201	$542,200	21-Oct-19
173 Lyrebird Drive Carrum Downs VIC 3201	$550,000	16-Sep-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.~~

This Statement of Information was prepared on: 21 November 2019

CONSUMER AFFAIRS VICTORIA

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3 Elpara Place Skye VIC 3977 Sold Price **$526,000** Sold Date **18-Jun-19**

3 1 2 Distance **0.31km**



8 Gamble Road Carrum Downs VIC 3201 Sold Price **$542,200** Sold Date **21-Oct-19**

3 1 3 Distance **1km**



173 Lyrebird Drive Carrum Downs VIC 3201 Sold Price **$550,000** Sold Date **16-Sep-19**

3 1 2 Distance **1.74km**

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

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