

## 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

6 ORIANA 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Skye

Period-from

01 Feb 2022

to

31 Jan 2023

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

15 GARNET CLOSE SKYE VIC 3977	\$730,000	17-Dec-22
21 SVEN STREET SKYE VIC 3977	\$692,500	19-Aug-22

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: 01 February 2023



**15 GARNET CLOSE SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**17-Dec-22**



3



2



2

Distance

**0.59km**



**21 SVEN STREET SKYE VIC 3977**

Sold Price

**\$692,500**

Sold Date

**19-Aug-22**



4



2



2

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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