

## 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

8/11 COCO PARADE SKYE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Skye

Period-from

01 Jan 2022

to

31 Dec 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

2/286 BALLARTO ROAD SKYE VIC 3977	\$460,000	18-Dec-22
15/17 COCO PARADE SKYE VIC 3977	\$515,000	09-Sep-22
16/2 SANOMA DRIVE SKYE VIC 3977	\$490,000	17-Nov-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: 25 January 2023

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**2/286 BALLARTO ROAD SKYE VIC 3977**

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**18-Dec-22**

2

1

1

Distance

**0.2km**



**15/17 COCO PARADE SKYE VIC 3977**

Sold Price

**\$515,000**

Sold Date

**09-Sep-22**

2

1

1

Distance

**0.04km**



**16/2 SANOMA DRIVE SKYE VIC 3977**

Sold Price

**\$490,000**

Sold Date

**17-Nov-22**

2

1

1

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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