



## STATEMENT OF INFORMATION

Prepared on 18 Dec 2017

Derek Lea

P (03)8781 3888

M 0412 204 036

E derek.lea@eview.com.au

### HOUSE Offered for Sale

3 Amethyst Close Skye VIC 3977

5 2 2

### Indicative Selling Price

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

Range between \$580,000 & \$630,000

### Median Sale Price

\$544,000 Houses in Skye between Dec 2016 - Nov 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**19 Emerald Rise Skye VIC 3977**

4 2 2

Sold Price

**\$615,000**

Sold Date

**12-Oct-17**

Distance

**0.12km**



**12 Coco Parade Skye VIC 3977**

4 2 2

Sold Price

**\$600,499**

Sold Date

**24-Nov-17**

Distance

**0.41km**

**37 Triumph Way Skye VIC 3977**

3 2 2

Sold Price

**\$585,000**

Sold Date

**26-Oct-17**

Distance

**0.42km**

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### HOUSE Offered for Sale

132 Eramosa Road East Somerville VIC 3912

3 - -

### Indicative Selling Price

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

Range between \$2,800,000 & \$3,000,000

### Median Sale Price

\$560,000 Houses in Somerville between Dec 2016 - Nov 2017

Source: CoreLogic

### Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

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