

## 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

14 Edinburgh Drive 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Skye

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Giulia Place Skye VIC 3977	\$825,000	29-Aug-21
16 Heritage Drive Skye VIC 3977	\$830,000	03-Oct-21
4 Joan Court Skye VIC 3977	\$840,000	28-Aug-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: 28 October 2021


**4 Giulia Place Skye VIC 3977**

Sold Price

**\$825,000**

Sold Date

**29-Aug-21**


4

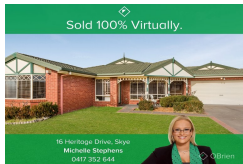


2



2

Distance

**0.43km**

**16 Heritage Drive Skye VIC 3977**

Sold Price

<sup>RS</sup> **\$830,000**

Sold Date

**03-Oct-21**


4

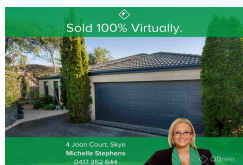


2



2

Distance

**0.44km**

**4 Joan Court Skye VIC 3977**

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**28-Aug-21**


4



2



2

Distance

**1.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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