

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

12 Coco Parade Skye Vic 3977

### Indicative selling price

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

range between \$560,000 & \$600,000

### Median sale price

Median price \$ 535,000 \*House X Suburb Skye Victoria 3977

Period - From May 2017 to Oct 2017 Source Corelogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 19 Emerald Rise Skye VIC 3977	\$615,000	12-Oct-17
2 6 Windella Grove Skye VIC 3977	\$610,000	26-Jul-17
3 25 Sanoma Drive Skye VIC 3977	\$554,000	01-Jun-17



OBrien Real Estate