

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

4 SANTA CLARA MEWS SKYE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Skye

Period-from

01 May 2021

to

30 Apr 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

36 DIAMOND PARADE SKYE VIC 3977	\$945,000	28-Feb-22
60 DIAMOND PARADE SKYE VIC 3977	\$896,000	12-Apr-22
6 JOAN COURT SKYE VIC 3977	\$892,222	19-Mar-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: 19 May 2022



36 DIAMOND PARADE SKYE VIC 3977

Sold Price

\$945,000

Sold Date

28-Feb-22

4 2 2

Distance

0.23km



60 DIAMOND PARADE SKYE VIC 3977

Sold Price

^{RS} **\$896,000**

Sold Date

12-Apr-22

4 2 2

Distance

0.28km



6 JOAN COURT SKYE VIC 3977

Sold Price

^{RS} **\$892,222**

Sold Date

19-Mar-22

4 2 2

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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