

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 Joan Court 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

\$790,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2020

to

30 Jun 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

2 Arlene Drive Skye VIC 3977	\$825,000	16-Mar-21
1 Garden Grove Skye VIC 3977	\$860,000	31-Mar-21
5 Eden Avenue Skye VIC 3977	\$835,000	24-May-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: 12 July 2021


2 Arlene Drive Skye VIC 3977

Sold Price

^{RS}
\$825,000

Sold Date

16-Mar-21


4



2



2

Distance

0.38km

1 Garden Grove Skye VIC 3977

Sold Price

\$860,000

Sold Date

31-Mar-21


4



2



2

Distance

0.61km

5 Eden Avenue Skye VIC 3977

Sold Price

^{RS}
\$835,000
^{UN}

Sold Date

24-May-21


4



2



2

Distance

0.67km
RS = Recent sale

UN = Undisclosed Sale

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