

## 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

2 Flying Star Walk 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,750

Property type

House

Suburb

Skye

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 7 Flying Star Walk Skye VIC 3977   | \$606,500 | 10-Sep-19 |
| 9 Flying Star Walk Skye VIC 3977   | \$570,000 | 08-May-19 |
| 19 John Monash Drive Skye VIC 3977 | \$585,000 | 18-Feb-19 |

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: 02 October 2019



### 7 Flying Star Walk Skye VIC 3977

Sold Price

<sup>RS</sup>

**\$606,500**

Sold Date

**10-Sep-19**



4



2



2

Distance

**0.06km**



### 9 Flying Star Walk Skye VIC 3977

Sold Price

**\$570,000**

Sold Date

**08-May-19**



3



2



2

Distance

**0.08km**



### 19 John Monash Drive Skye VIC 3977

Sold Price

**\$585,000**

Sold Date

**18-Feb-19**



3



2



2

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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