

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

5 Windella Grove, Skye Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$765,000

Median sale price

Median price

\$751,000

Property Type

House

Suburb

Skye

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 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	8 Degas Ct SKYE 3977	\$750,000	14/02/2022
2	5 Leffern Ct CARRUM DOWNS 3201	\$746,000	10/03/2022
3	7 Bowerbird PI CARRUM DOWNS 3201	\$728,000	10/02/2022

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 six months.~~

This Statement of Information was prepared on:

25/03/2022 11:17



Property Type:

Divorce/Estate/Family Transfers

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



8 Degas Ct SKYE 3977 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 14/02/2022

Property Type: House



5 Leffern Ct CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$746,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 641 sqm approx



7 Bowerbird Pl CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$728,000

Method: Private Sale

Date: 10/02/2022

Property Type: House

Land Size: 730 sqm approx