Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Windella Grove, Skye Vic 3977

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$700,000		&		\$765,000			
Median sale pr	ice							
Median price	\$751,000	Pro	operty Type	Hou	se		Suburb	Skye
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress 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



5 Windella Grove, Skye Vic 3977



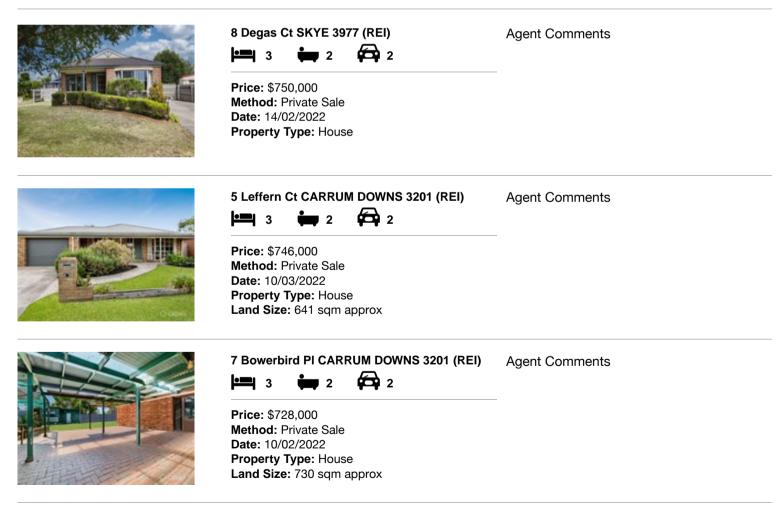
C Map Tiler & OpenStreetMap contributors



Property Type: Divorce/Estate/Family Transfers Land Size: 601 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$700,000 - \$765,000 Median House Price December quarter 2021: \$751,000

Comparable Properties



Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





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