

## 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

29 LILY WAY 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

\$739,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Skye

Period-from

01 Jan 2022

to

31 Dec 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

|                               |           |           |
|-------------------------------|-----------|-----------|
| 15 DANUBE CLOSE SKYE VIC 3977 | \$770,000 | 06-Jul-22 |
| 53 EMERALD RISE SKYE VIC 3977 | \$817,000 | 11-Oct-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.

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**15 DANUBE CLOSE SKYE VIC 3977** Sold Price **\$770,000** Sold Date **06-Jul-22**

4 2 2

Distance **0.42km**



**53 EMERALD RISE SKYE VIC 3977** Sold Price **\$817,000** Sold Date **11-Oct-22**

4 2 2

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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