

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 29 Sanoma Drive Skye Vic 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$645,000 & \$685,000

### Median sale price

Median price \$ 535,000 \*House X Suburb Skye Victoria 3977

Period - From April 2017 to Sept 2017 Source Corelogic

### Comparable property sales

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 17 Sanoma Drive Skye, VIC, 3977     | \$663,000 | 10 Jul 2017  |
| 2 23 St Austell Court Skye, VIC, 3977 | \$675,000 | 26 May 2017  |
| 3 22 Emerald Rise Skye, VIC, 3977     | \$667,000 | 28 Aug 2017  |



OBrien Real Estate