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

44 Balinga Drive, Skye Vic 3977

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$745,000		&		\$799,00	0		
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Hou	se		Suburb	Skye
Period - From	04/12/2020	to	03/12/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	16 Heritage Dr SKYE 3977	\$830,000	03/10/2021
2	4 Giulia PI SKYE 3977	\$825,000	29/08/2021
3	12 Delatite Way SKYE 3977	\$754,000	19/06/2021

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.

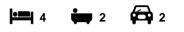
This Statement of Information was prepared on:

04/12/2021 11:01



44 Balinga Drive, Skye Vic 3977





Rooms: 6 Property Type: House Land Size: 603 sqm approx Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$745,000 - \$805,000 Median House Price 04/12/2020 - 03/12/2021: \$730,000

Comparable Properties

Sold 100% Virtually.	16 Heritage Dr SKYE 3977 (REI)	Agent Comments
	i 4 i 2 i 2	
	Price: \$830,000	
	Method: Private Sale	
	Date: 03/10/2021	
Ni Heritoge Drive, Saye Michaele Stephene	Property Type: House	
0477 252 644	Land Size: 759 sqm approx	
Sold 100% Virtually.	4 Giulia PI SKYE 3977 (REI/VG)	Agent Comments
	🛀 4 🖕 2 🛱 2	
March March March	Price: \$825,000	
and the second s	Method: Private Sale	
	Date: 29/08/2021	
4 Guile Piece, Saye Michelie Stephene	Property Type: House Land Size: 685 sqm approx	
0407 352 644		
	12 Delatite Way SKYE 3977 (REI)	Agent Comments
	i 4 i 2 i 2	
T TIME TO A	Price: \$754,000	
	Method: Private Sale	
and the second sec	Date: 19/06/2021	
	Property Type: House	

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





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