

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$745,000

&

\$799,000

### Median sale price

Median price \$730,000

Property Type House

Suburb Skye

Period - From 04/12/2020

to 03/12/2021

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	16 Heritage Dr SKYE 3977	\$830,000	03/10/2021
2	4 Giulia Pl 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

**Stockdale  
& Leggo**

Darren Eichenberger

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



4 2 2

**Rooms:** 6

**Property Type:** House

**Land Size:** 603 sqm approx

**Agent Comments**

## Comparable Properties



**16 Heritage Dr SKYE 3977 (REI)**

**Agent Comments**

4 2 2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 03/10/2021

**Property Type:** House

**Land Size:** 759 sqm approx



**4 Giulia PI SKYE 3977 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 29/08/2021

**Property Type:** House

**Land Size:** 685 sqm approx



**12 Delatite Way SKYE 3977 (REI)**

**Agent Comments**

4 2 2

**Price:** \$754,000

**Method:** Private Sale

**Date:** 19/06/2021

**Property Type:** House

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



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