

## 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 3 James Mcfarlane Wynd, 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 \$580,000 & \$630,000

#### Median sale price

Median price \$600,000 House X Unit Suburb Skye

Period - From 01/07/2018 to 30/06/2019 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	33 Sandarra Blvd SANDHURST 3977	\$625,000	23/04/2019
2	4 Ella Paige Pl CARRUM DOWNS 3201	\$590,000	26/04/2019
3	44 Balinga Dr SKYE 3977	\$587,500	06/05/2019

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 568 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$630,000

**Median House Price**

Year ending June 2019: \$600,000

## Comparable Properties



**33 Sandarra Blvd SANDHURST 3977 (REI/VG)** **Agent Comments**



**Price:** \$625,000

**Method:** Private Sale

**Date:** 23/04/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 476 sqm approx



**4 Ella Paige PI CARRUM DOWNS 3201 (REI/VG)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 26/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 487 sqm approx



**44 Balinga Dr SKYE 3977 (REI/VG)**

**Agent Comments**



**Price:** \$587,500

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 603 sqm approx