

# 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

71 Diamond Parade 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

\$649,000

&

\$709,000

### Median sale price

Median price

\$ 564,000

\*House

X

Suburb

Skye Victoria 3977

Period - From

Apr 2017

to

Mar 2018

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 60 Diamond Parade Skye	\$736,098	27-Feb-18
2 7 Amethyst Close Skye VIC 3977	\$681,000	10-Feb-18
3 6 Sven Street Skye VIC 3977	\$685,000	19-Dec-17



O'Brien Real Estate