

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 51 Chardonnay Drive, Skye Victoria 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$599,000 & \$649,000

Median sale price

Median price \$535,000 *House X Suburb Skye, Victoria 3977
Period - From March 2017 to Sept 2017 Source Core Logic

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 22 Emerald Rise Skye VIC 3977	\$667,000	28-Aug-17
2 3 Pip Street Skye VIC 3977	\$640,000	08-Jun-17
3 14 Nicole Court Skye VIC 3977	\$600,000	18-Apr-17



OBrien Real Estate