

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

7 Flying Star Walk Skye VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

*House

X

*Unit

Suburb

Skye

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

5 Jessica Place Carrum Downs VIC 3201	\$594,000	29-Jan-19
21 Brumbys Road Carrum Downs VIC 3201	\$610,000	19-Jun-19
47 Edinburgh Drive Skye VIC 3977	\$630,000	10-Feb-19

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 6 months.~~

This Statement of Information was prepared on: 26 August 2019

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5 Jessica Place Carrum Downs VIC 3201

Sold Price

\$594,000

Sold Date

29-Jan-19


4



2



2

Distance

0.43km

21 Brumbys Road Carrum Downs VIC 3201

Sold Price

\$610,000

Sold Date

19-Jun-19


4



2



4

Distance

0.56km

47 Edinburgh Drive Skye VIC 3977

Sold Price

\$630,000

Sold Date

10-Feb-19


4



2



2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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