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

8 ORIANA GROVE 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	\$750,000	&	\$770,000
Single Price		\$750,000	&	\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$760,000	Prope	erty type	House		Suburb	Skye
Period-from	01 Mar 2023	to	29 Feb 2	2024	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.

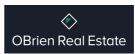
Address of comparable property	Price	Date of sale
28 MELANIE BLAIR PLACE SKYE VIC 3977	\$797,500	04-Dec-23
26 MCDONALD STREET SKYE VIC 3977	\$755,000	08-Dec-23
33 COCO PARADE SKYE VIC 3977	\$750,000	08-Feb-24

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: 12 March 2024





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28 MELANIE BLAIR PLACE SKYE **VIC 3977**

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Sold Price

\$797,500 Sold Date **04-Dec-23**

2.88km Distance



26 MCDONALD STREET SKYE VIC Sold Price 3977

\$ 2

\$755,000 Sold Date 08-Dec-23

Distance 0.25km



33 COCO PARADE SKYE VIC 3977 Sold Price

RS \$750,000 Sold Date 08-Feb-24

Distance

0.51km

\$ 2

₽ 2

RS = Recent sale

UN = Undisclosed Sale

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