

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

13/35 Lily Way 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,500

Property type

Unit

Suburb

Skye

Period-from

01 Apr 2020

to

31 Mar 2021

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

5/35 Lily Way Skye VIC 3977	-	12-Feb-21
2/3 Garden Grove Skye VIC 3977	\$562,800	03-Nov-20

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: 14 April 2021


5/35 Lily Way Skye VIC 3977

Sold Price

^{RS} - Sold Date **12-Feb-21**
 3  2  2

Distance **0.06km**

2/3 Garden Grove Skye VIC 3977

Sold Price

\$562,800 Sold Date **03-Nov-20**
 3  2  2

Distance **0.45km**
RS = Recent sale

UN = Undisclosed Sale

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