

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

21 Kerrie Anne Court 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	\$610,000	*House	X	*Unit		Suburb	Skye		
Period-from	01 Apr 2018	to 31 Mar 2019		19	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 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	
33 Rangeview Drive Skye VIC 3977	\$581,526	18-Dec-18	
19 John Monash Drive Skye VIC 3977	\$585,000	12-Mar-19	
28 Parkdale Drive Carrum Downs VIC 3201	\$552,000	06-Feb-19	

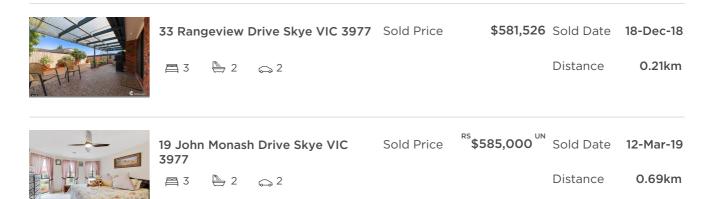
OR

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 six months.

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 28 Parkdale Drive Carrum Downs VIC 3201		Sold Price	\$552,000	Sold Date	06-Feb-19	
= 3	2 🚔	ç⊒ 2			Distance	1.17km

RS = Recent sale UN = Undisclosed Sale

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