

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 **12 Alfred Deakin 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)

Range between **\$480,000** & **\$520,000**

Median sale price

Median price **\$575,000** *House Suburb **Skye**

Period - From **April 2017** to **March 2018** Source **CoreLogic**

Comparable property sales

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	10 Rocklea Crescent Skye VIC 3977	\$ 520,000	29/11/2017
2	98 Carrum Woods Drive Carrum Downs VIC 3201	\$ 500,000	28/03/2018
3	19 Rangeview Drive Skye VIC 3977	\$ 520,000	14/02/2018



O'Brien Real Estate