

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

19 BALINGA DRIVE 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

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Skye

Period-from

01 Sep 2022

to

31 Aug 2023

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

2 FRIULI PLACE SKYE VIC 3977	\$800,000	07-Apr-23
27 CHARDONNAY DRIVE SKYE VIC 3977	\$802,500	25-Mar-23
46 LILY WAY SKYE VIC 3977	\$851,000	08-Feb-23

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: 19 September 2023



2 FRIULI PLACE SKYE VIC 3977

Sold Price

\$800,000

Sold Date

07-Apr-23



4



2



2

Distance

0.15km



27 CHARDONNAY DRIVE SKYE VIC 3977

Sold Price

\$802,500

Sold Date

25-Mar-23



4



2



2

Distance

0.54km



46 LILY WAY SKYE VIC 3977

Sold Price

\$851,000

Sold Date

08-Feb-23



4



2



2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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