

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 8 James McFarlane Wynd, Skye, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$620,000 & \$680,000

Median sale price

Median price \$ 605,000 *House X Suburb Skye, VIC 3977

Period - From Aug 2017 to Jul 2018 Source Corelogic

Comparable property sales

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
1 77 Rangeview Drive Skye VIC 3977	\$620,000	31-May-18
2 32 Chardonnay Drive Skye VIC 3977	\$678,500	08-May-18
3 27 Manchester Drive Skye VIC 3977	\$666,000	12-Apr-18



OBrien Real Estate