

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

3 Calwell 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Skye

Period-from

01 Apr 2019

to

31 Mar 2020

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

6 Blue Wren Rise Carrum Downs VIC 3201	\$620,000	22-Oct-19
16 Fantail Court Carrum Downs VIC 3201	\$595,000	15-Jan-20
12 Sandfield Drive Carrum Downs VIC 3201	\$595,000	29-Nov-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 6 months.~~

This Statement of Information was prepared on: 23 April 2020


6 Blue Wren Rise Carrum Downs VIC 3201

Sold Price

\$620,000

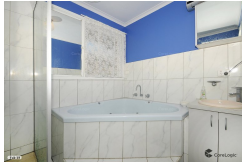
Sold Date

22-Oct-19
 3

 2

 2

Distance

0.75km

16 Fantail Court Carrum Downs VIC 3201

Sold Price

\$595,000

Sold Date

15-Jan-20
 3

 2

 2

Distance

1.65km

12 Sandfield Drive Carrum Downs VIC 3201

Sold Price

Sold Date

29-Nov-19
 3

 2

 2

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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