

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 Rangeview 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

\$620,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2020

to

30 Jun 2021

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

| | | |
|----------------------------------|-----------|-----------|
| 20 Rangeview Drive Skye VIC 3977 | \$658,000 | 02-Mar-21 |
| 12 Edinburgh Drive Skye VIC 3977 | \$670,000 | 27-Feb-21 |
| 94 Rangeview Drive Skye VIC 3977 | \$607,500 | 18-Jun-21 |

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: 21 July 2021



20 Rangeview Drive Skye VIC 3977 Sold Price **\$658,000** Sold Date **02-Mar-21**

3 1 2

Distance **0.14km**



12 Edinburgh Drive Skye VIC 3977 Sold Price **\$670,000** Sold Date **27-Feb-21**

3 2 2

Distance **0.42km**



94 Rangeview Drive Skye VIC 3977 Sold Price ^{RS} **\$607,500** Sold Date **18-Jun-21**

3 1 2

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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