

## 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

21 Melanie Blair Place Skye VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,500

Property type

House

Suburb

Skye

Period-from

01 Mar 2020

to

28 Feb 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

16 Melanie Blair Place Skye VIC 3977	\$708,888	18-Dec-19
14 Postregna Way Skye VIC 3977	\$680,000	14-Sep-20

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: 10 March 2021


**16 Melanie Blair Place Skye VIC 3977**
 4    2    6

Sold Price

**\$708,888**

Sold Date

**18-Dec-19**

Distance

**0.07km**

**14 Postregna Way Skye VIC 3977**
 4    2    2

Sold Price

**\$680,000**

Sold Date

**14-Sep-20**

Distance

**0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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