

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 5 STABLE GROVE, SKYE, VIC 3977

3 2 1

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$720,000 to \$790,000**

Provided by: Dean Bozunovic, Biggin & Scott Seaford

## MEDIAN SALE PRICE



### SKYE, VIC, 3977

#### Suburb Median Sale Price (House)

**\$767,500**

01 April 2022 to 31 March 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 33 SANOMA DR, SKYE, VIC 3977

3 2 2

#### Sale Price

**\*\$790,000**

Sale Date: 06/03/2023

Distance from Property: 3km



### 11 MCCLELLAND DR, SKYE, VIC 3977

3 2 2

#### Sale Price

**\*\$740,000**

Sale Date: 11/03/2023

Distance from Property: 2.5km



### 10 MARINDA DR, SKYE, VIC 3977

3 2 1

#### Sale Price

**\$736,000**

Sale Date: 18/02/2023

Distance from Property: 2.9km



This report has been compiled on 03/05/2023 by Biggin & Scott Seaford. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

5 STABLE GROVE, SKYE, VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$720,000 to \$790,000

### Median sale price

Median price

\$767,500

Property type

House

Suburb

SKYE

Period

01 April 2022 to 31 March 2023

Source

pricfinder

### Comparable property sales

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

33 SANOMA DR, SKYE, VIC 3977	*\$790,000	06/03/2023
11 MCCLELLAND DR, SKYE, VIC 3977	*\$740,000	11/03/2023
10 MARINDA DR, SKYE, VIC 3977	\$736,000	18/02/2023

This Statement of Information was prepared on:

03/05/2023