

## 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

37 LILY WAY 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Skye

Period-from

01 Mar 2022

to

28 Feb 2023

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

5 PALKARRA COURT SKYE VIC 3977	\$715,000	07-Dec-22
8 HOTELIER COURT SKYE VIC 3977	\$680,000	24-Oct-22
26 TRIUMPH WAY SKYE VIC 3977	\$710,000	25-Feb-23

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: 15 March 2023


**5 PALKARRA COURT SKYE VIC 3977**

Sold Price

<sup>RS</sup>
**\$715,000**

Sold Date

**07-Dec-22**
 3

 2

 2

Distance

**0.41km**

**8 HOTELIER COURT SKYE VIC 3977**

Sold Price

**\$680,000**

Sold Date

**24-Oct-22**
 3

 2

 2

Distance

**0.15km**

**26 TRIUMPH WAY SKYE VIC 3977**

Sold Price

<sup>RS</sup>
**\$710,000**

Sold Date

**25-Feb-23**
 3

 2

 2

Distance

**0.6km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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