

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

16/35 Lily Way 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

\$530,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Skye

Period-from

01 May 2020

to

30 Apr 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

13/35 Lily Way Skye VIC 3977	\$647,000	17-Apr-21
5/35 Lily Way Skye VIC 3977	\$545,000	11-Feb-21
7/44 McCormicks Road Skye VIC 3977	\$545,000	27-Mar-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: 11 May 2021



13/35 Lily Way Skye VIC 3977

Sold Price

^{RS}

\$647,000

Sold Date

17-Apr-21



3



2



2

Distance

0.02km



5/35 Lily Way Skye VIC 3977

Sold Price

\$545,000

Sold Date

11-Feb-21



3



2



2

Distance

0.07km



7/44 McCormicks Road Skye VIC 3977

Sold Price

Sold Date

27-Mar-21



3



2



1

Distance

0.61km

7/44 MCCORMICKS ROAD, SKYE
VIC 3977

RS = Recent sale

UN = Undisclosed Sale

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