

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

26 Triumph 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

House

Suburb

Skye

Period-from

01 Mar 2019

to

29 Feb 2020

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

39 Lily Way Skye VIC 3977	\$545,000	07-Dec-19
44 Lily Way Skye VIC 3977	\$640,000	02-Dec-19
93 Diamond Parade Skye VIC 3977	\$540,000	26-Sep-19

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.~~

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OBrien Real Estate

Charles Raj

P 0359950500

M 0421476789

E charles.raj@obrienrealestate.com.au



39 Lily Way Skye VIC 3977

Sold Price

\$545,000

Sold Date

07-Dec-19

3 2 2

Distance

0.61km



44 Lily Way Skye VIC 3977

Sold Price

\$640,000

Sold Date

02-Dec-19

3 2 2

Distance

0.61km



93 Diamond Parade Skye VIC 3977

Sold Price

\$540,000

Sold Date

26-Sep-19

3 2 2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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