

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

17 Arlene Drive, Skye Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$615,000

&

\$675,000

Median sale price

Median price \$595,000

Property Type House

Suburb Skye

Period - From 18/11/2018

to

17/11/2019

Source REIV

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 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
1	38 Arlene Dr SKYE 3977	\$685,000	03/06/2019
2	20 Sanoma Dr SKYE 3977	\$660,000	03/08/2019
3	45 Emerald Rise SKYE 3977	\$650,000	09/09/2019

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 six months.~~

This Statement of Information was prepared on:

18/11/2019 10:25



Property Type: Land

Land Size: 688 sqm approx

Agent Comments

Comparable Properties



38 Arlene Dr SKYE 3977 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 03/06/2019

Property Type: House (Res)

Land Size: 700 sqm approx



20 Sanoma Dr SKYE 3977 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 512 sqm approx



45 Emerald Rise SKYE 3977 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 09/09/2019

Property Type: House