

## 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

4 Coral Mews 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

\$760,000

&

\$799,000

### 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

9 Skye Heights Court Skye VIC 3977	\$710,000	31-Jul-19
11 Emerald Rise Skye VIC 3977	\$720,000	04-Feb-20
27 St Austell Court Skye VIC 3977	\$750,000	30-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.~~

This Statement of Information was prepared on: 30 March 2020



**9 Skye Heights Court Skye VIC 3977**

4 2 2

Sold Price **\$710,000** Sold Date **31-Jul-19**

Distance **2.36km**



**11 Emerald Rise Skye VIC 3977**

4 2 2

Sold Price **\$720,000** Sold Date **04-Feb-20**

Distance **2.39km**



**27 St Austell Court Skye VIC 3977**

4 2 2

Sold Price **\$750,000** Sold Date **30-Sep-19**

Distance **2.96km**

RS = Recent sale UN = Undisclosed Sale

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