

## 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

14 ORIANA GROVE SKYE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Skye

Period-from

01 Oct 2022

to

30 Sep 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

6 ORIANA GROVE SKYE VIC 3977	\$725,000	11-Feb-23
22 ORIANA GROVE SKYE VIC 3977	\$745,000	10-May-23
46 TRIUMPH WAY SKYE VIC 3977	\$740,100	20-May-22

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: 16 October 2023

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**6 ORIANA GROVE SKYE VIC 3977** Sold Price **\$725,000** Sold Date **11-Feb-23**

3 2 1

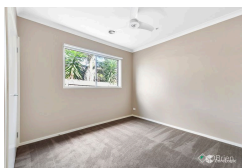
Distance **0.07km**



**22 ORIANA GROVE SKYE VIC 3977** Sold Price **\$745,000** Sold Date **10-May-23**

3 2 2

Distance **0.07km**



**46 TRIUMPH WAY SKYE VIC 3977** Sold Price **\$740,100** Sold Date **20-May-22**

4 2 2

Distance **0.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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