

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

6 ELPARA PLACE 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

\$695,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2021

to

30 Jun 2022

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

| | | |
|---------------------------------------|-----------|-----------|
| 20 ST AUSTELL COURT SKYE VIC 3977 | \$830,000 | 09-Feb-22 |
| 6 LIBELLA COURT CARRUM DOWNS VIC 3201 | \$780,500 | 03-Oct-21 |
| 5 PRASINO COURT CARRUM DOWNS VIC 3201 | \$695,000 | 13-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: 12 July 2022



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20 ST AUSTELL COURT SKYE VIC 3977

Sold Price

\$830,000

Sold Date **09-Feb-22**

4 2 2

Distance -



6 LIBELLA COURT CARRUM DOWNS VIC 3201

Sold Price

\$780,500

Sold Date **03-Oct-21**

4 2 2

Distance **0.29km**



5 PRASINO COURT CARRUM DOWNS VIC 3201

Sold Price

\$695,000

Sold Date **13-Mar-21**

4 2 2

Distance **0.47km**



20 TRIUMPH WAY SKYE VIC 3977

Sold Price

\$730,000

Sold Date **23-May-21**

4 2 2

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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