

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

560 BALLARTO ROAD 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

\$3,000,000

&

\$3,200,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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 HAFEY WAY LANGWARRIN VIC 3910	\$2,050,000	16-Mar-23
225 POTTS ROAD SKYE VIC 3977	\$2,110,000	08-Dec-22
65 KELVIN GROVE LANGWARRIN VIC 3910	\$2,350,000	10-Feb-23

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: 02 April 2023



39 HAFEY WAY LANGWARRIN VIC 3910

Sold Price

^{RS}

\$2,050,000

Sold Date

16-Mar-23



4



3



3

Distance

1.68km



225 POTTS ROAD SKYE VIC 3977

Sold Price

^{RS}

\$2,110,000

Sold Date

08-Dec-22



4



3



2

Distance

1.74km



65 KELVIN GROVE LANGWARRIN VIC 3910

Sold Price

^{RS}

\$2,350,000

Sold Date

10-Feb-23



4



3



5

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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