

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 AMETHYST CLOSE 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

House

Suburb

Skye

Period-from

01 Aug 2021

to

31 Jul 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

26 LILY WAY SKYE VIC 3977	\$790,000	24-May-22
21 LILY WAY SKYE VIC 3977	\$835,000	27-Jul-22
60 DIAMOND PARADE SKYE VIC 3977	\$896,000	12-Apr-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: 13 August 2022

	26 LILY WAY SKYE VIC 3977	Sold Price	\$790,000	Sold Date 24-May-22
	 4  2  2			Distance 0.13km
	21 LILY WAY SKYE VIC 3977	Sold Price	^{RS} \$835,000	Sold Date 27-Jul-22
	 3  2  2			Distance 0.1km
	60 DIAMOND PARADE SKYE VIC 3977	Sold Price	\$896,000	Sold Date 12-Apr-22
	 4  2  2			Distance 0.21km
	16 EDEN AVENUE SKYE VIC 3977	Sold Price	\$825,000	Sold Date 09-May-22
	 4  2  2			Distance 0.33km
	18 SANTA CLARA MEWS SKYE VIC 3977	Sold Price	\$845,000	Sold Date 31-May-22
	 4  2  2			Distance 0.38km

RS = Recent sale

UN = Undisclosed Sale

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