

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

22 Triumph Way, Skye Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000 & \$594,000

Median sale price

Median price \$536,100 House ☒ Unit ☐ Suburb Skye

Period - From 01/07/2016 to 30/06/2017 Source REIV

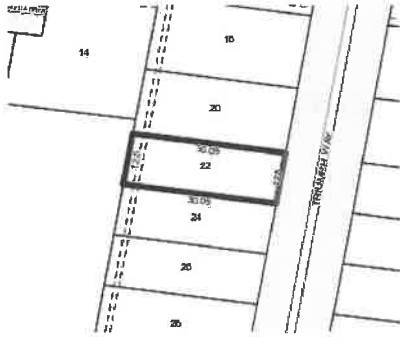
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	9 Danube CI SKYE 3977	\$570,000	22/04/2017
2	25 Sanoma Dr SKYE 3977	\$554,000	01/06/2017
3	2 Golden Way SKYE 3977	\$550,000	08/08/2017

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 six months.~~



Rooms:
Property Type: Land
Land Size: 377 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median House Price
Year ending June 2017: \$536,100

Comparable Properties

9 Danube CI SKYE 3977 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 384 sqm approx

25 Sanoma Dr SKYE 3977 (VG)

Agent Comments



Price: \$554,000
Method: Sale
Date: 01/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 544 sqm approx



2 Golden Way SKYE 3977 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 08/08/2017
Rooms: 6
Property Type: House