

Statement of Information

Period - From 01/07/2016

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			0000011 477	of the Estate Agents Act 190
Property offered	for sale			
Addı İncluding suburb postc	and	h Way, Skye Vic	3977	
Indicative selling	price			
For the meaning of	this price see co	onsumer.vic.gov	.au/underquoting	
Range between \$	540,000	&	\$594,000	
Median sale price	9			
Median price \$5	36,100 H	louse X	Unit	Suburb

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

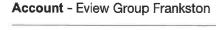
30/06/2017

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

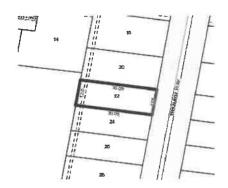
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.













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)

4





Price: \$570,000 Method: Sale Date: 22/04/2017

Rooms: -

Property Type: House (Res) Land Size: 384 sqm approx **Agent Comments**

25 Sanoma Dr SKYE 3977 (VG)







Price: \$554.000 Method: Sale Date: 01/06/2017 Rooms: -

Property Type: House (Res) Land Size: 544 sqm approx **Agent Comments**



2 Golden Way SKYE 3977 (REI)





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

Property Type: House

Agent Comments

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions,

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