

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

1 DAVID 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

\$780,000

&

\$829,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$768,500

Property type

House

Suburb

Skye

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 ARKLEY CLOSE SKYE VIC 3977	\$815,000	07-Nov-24
11 WINDELLA GROVE SKYE VIC 3977	\$799,000	02-Dec-24
14 CARAWA WAY SKYE VIC 3977	\$790,000	15-Nov-24

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: 24 February 2025

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3 ARKLEY CLOSE SKYE VIC 3977

Sold Price

\$815,000

Sold Date **07-Nov-24**

4 2 2

Distance **0.36km**



11 WINDELLA GROVE SKYE VIC 3977

Sold Price

\$799,000

Sold Date **02-Dec-24**

4 2 2

Distance **0.59km**



14 CARAWA WAY SKYE VIC 3977

Sold Price

\$790,000

Sold Date **15-Nov-24**

4 2 2

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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