

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

10 HUTCHINS WAY 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Jun 2024

to

31 May 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

23 COCO PARADE SKYE VIC 3977	\$799,000	01-Mar-25
14 PARADISE WAY SKYE VIC 3977	\$780,000	27-Feb-25
1 VIVI COURT SKYE VIC 3977	\$810,000	09-Apr-25

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 June 2025

	23 COCO PARADE SKYE VIC 3977	Sold Price	\$799,000	Sold Date	01-Mar-25
	 4  2  2			Distance	0.38km
	14 PARADISE WAY SKYE VIC 3977	Sold Price	\$780,000	Sold Date	27-Feb-25
	 4  2  2			Distance	0.66km
	1 VIVI COURT SKYE VIC 3977	Sold Price	\$810,000	Sold Date	09-Apr-25
	 4  2  2			Distance	0.3km

RS = Recent sale

UN = Undisclosed Sale

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