

Statement of Information Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

10 STABLE GROVE, SKYE, VIC 3977

Land size approx. 569sqm

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

\$755,000

\$795,000

Period-from

01 Oct 2024

30 Sep 2025

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 1 kilometer of the property in the last 6 months that the agent considers to be most comparable.

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12 ROCKLEA CRESCENT **SKYE 3977**

Sold Price

\$755,000 Sold Date 01-Aug-25

Distance

0.48km

Land size approx. 492 sqm



10 FLYING STAR WALK **SKYE 3977**

₾ 2

Sold Price

Sold Price

\$760,000 Sold Date 15-May-25

Distance 0.47km

190 HALL ROAD **CARRUM DOWNS 3201**

\$770,000 Sold Date 26-Aug-25

Distance

0.81km



₾ 1 aggregation 2

Land size approx. 552 sqm

Land size approx. 540 sqm

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Sold Price

** \$787,000 Sold Date 23-Sep-25

Distance

38 REDGUM AVENUE CARRUM DOWNS 3201

1

0.67km



184 HALL ROAD **CARRUM DOWNS 3201**

> **₽** 2 ⇔ 2

Sold Price

\$788,000 Sold Date 17-Aug-25

Distance

0.83km

_and size approx. 544 sqm

and size approx. 507 sqm



9 MUNDAY COURT SKYE 3977 Sold Price

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Sold Price

\$800,000 Sold Date 23-Jul-25

Distance

0.56km

Land size approx. 657 sqm