

## 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

11 BERYL COURT SKYE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Skye

Period-from

01 Apr 2024

to

31 Mar 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

9 FLYING STAR WALK SKYE VIC 3977	\$750,000	09-Oct-24
47 CHARDONNAY DRIVE SKYE VIC 3977	\$800,000	22-Nov-24
81 HERITAGE DRIVE SKYE VIC 3977	\$800,000	11-Dec-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.~~

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**9 FLYING STAR WALK SKYE VIC 3977**

Sold Price **\$750,000** Sold Date **09-Oct-24**

3 2 2

Distance **0.27km**



**47 CHARDONNAY DRIVE SKYE VIC 3977**

Sold Price **\$800,000** Sold Date **22-Nov-24**

3 2 2

Distance **1.43km**



**81 HERITAGE DRIVE SKYE VIC 3977**

Sold Price Sold Date **11-Dec-24**

3 2 2

Distance **1.77km**

**RS** = Recent sale **UN** = Undisclosed Sale

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