

## 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

25 RANGEVIEW DRIVE 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

\$690,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Skye

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                |           |           |
|--------------------------------|-----------|-----------|
| 13 WHITING COURT SKYE VIC 3977 | \$751,000 | 16-Jul-24 |
| 20 SVEN STREET SKYE VIC 3977   | \$742,000 | 04-Aug-24 |
| 19 DEBORAH COURT SKYE VIC 3977 | \$705,000 | 09-Jul-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: 03 October 2024

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**13 WHITING COURT SKYE VIC 3977** Sold Price **\$751,000** Sold Date **16-Jul-24**

3 2 2

Distance **1.33km**



**20 SVEN STREET SKYE VIC 3977** Sold Price **\$742,000** Sold Date **04-Aug-24**

3 2 2

Distance **1.86km**



**19 DEBORAH COURT SKYE VIC 3977** Sold Price <sup>RS</sup> **\$705,000** Sold Date **09-Jul-24**

3 2 2

Distance **0.41km**

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

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