

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

3/2 SANOMA DRIVE 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Skye

Period-from

01 Jul 2024

to

30 Jun 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

16/35 LILY WAY SKYE VIC 3977	\$630,000	02-Sep-24
9 HOTELIER COURT SKYE VIC 3977	\$689,000	05-Aug-24
28/2 SANOMA DRIVE SKYE VIC 3977	\$585,000	17-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.~~

This Statement of Information was prepared on: 03 July 2025



16/35 LILY WAY SKYE VIC 3977

Sold Price

\$630,000

Sold Date **02-Sep-24**

 3  2  2

Distance **0.46km**



9 HOTELIER COURT SKYE VIC 3977

Sold Price

\$689,000

Sold Date **05-Aug-24**

 3  2  1

Distance **0.34km**



28/2 SANOMA DRIVE SKYE VIC 3977

Sold Price

\$585,000

Sold Date **17-Dec-24**

 1  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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