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	13 VIVI COURT 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	$750,000	&	$825,000

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
12 SASH CLOSE CARRUM DOWNS VIC 3201	$822,000	27-Apr-25
16 ST AUSTELL COURT SKYE VIC 3977	$795,000	08-Apr-25
17 NARELLE COURT SKYE VIC 3977	$775,000	12-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: 07 June 2025

OBrien Real Estate

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12 SASH CLOSE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $822,000 Sold Date 27-Apr-25

Distance 0.67km



16 ST AUSTELL COURT SKYE VIC 3977

3 2 2

Sold Price RS $795,000 Sold Date 08-Apr-25

Distance 0.6km



17 NARELLE COURT SKYE VIC 3977

3 2 -

Sold Price $775,000 Sold Date 12-Dec-24

Distance 1.6km

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

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