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 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	House	Suburb	Skye
Period-from	01 Sep 2023	to	31 Aug 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
51A DARNLEY DRIVE SKYE VIC 3977	$825,000	03-Sep-24
28 MANCHESTER DRIVE SKYE VIC 3977	$787,000	23-Jul-24
15 DANUBE CLOSE SKYE VIC 3977	$767,000	12-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.~~

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51A DARNLEY DRIVE SKYE VIC 3977

4 2 2

Sold Price RS $825,000 Sold Date 03-Sep-24

Distance 0.8km



28 MANCHESTER DRIVE SKYE VIC 3977

4 2 5

Sold Price RS $787,000 Sold Date 23-Jul-24

Distance 1.56km



15 DANUBE CLOSE SKYE VIC 3977

4 2 2

Sold Price $767,000 Sold Date 12-Jul-24

Distance 0.1km

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

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