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	5 HUTCHINS WAY 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	$600,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Skye
Period-from	01 Nov 2021	to	31 Oct 2022	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
14 TRIUMPH WAY SKYE VIC 3977	$640,000	05-Apr-22
2 GLYNELEA CRESCENT SKYE VIC 3977	$650,000	11-Oct-21

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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14 TRIUMPH WAY SKYE VIC 3977 Sold Price **$640,000** Sold Date **05-Apr-22**

3 1 1 Distance **0.44km**



2 GLYNELEA CRESCENT SKYE VIC 3977 Sold Price **$650,000** Sold Date **11-Oct-21**

3 1 1 Distance **2.94km**

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

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