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	21 ROCKLEA CRESCENT 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	$669,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Skye
Period-from	01 Mar 2022	to	28 Feb 2023	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
5 PALKARRA COURT SKYE VIC 3977	$715,000	07-Dec-22
10 MARKET COURT SKYE VIC 3977	$713,000	05-Oct-22
232 MCCORMICKS ROAD SKYE VIC 3977	$680,000	28-Sep-22

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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5 PALKARRA COURT SKYE VIC 3977
3 2 2
Sold Price **$715,000** Sold Date **07-Dec-22**
Distance **2.52km**



10 MARKET COURT SKYE VIC 3977
3 2 2
Sold Price RS **$713,000** Sold Date **05-Oct-22**
Distance **0.25km**



232 MCCORMICKS ROAD SKYE VIC 3977
3 2 2
Sold Price **$680,000** Sold Date **28-Sep-22**
Distance **0.55km**

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

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