OBrien Real Estate
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	45 Emerald Rise 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$591,000	*House	X	~~*Unit~~		Suburb	Skye
Period-from	01 Aug 2018	to	31 Jul 2019	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
43 Sanoma Drive Skye VIC 3977	$625,000	17-Jul-19
2 Garden Grove Skye VIC 3977	$655,000	30-Apr-19
38 Arlene Drive Skye VIC 3977	$685,000	20-Jun-19

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: 21 August 2019

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43 Sanoma Drive Skye VIC 3977

4 2 2

Sold Price **$625,000** Sold Date **17-Jul-19**

Distance **0.06km**



2 Garden Grove Skye VIC 3977

4 2 2

Sold Price **$655,000** Sold Date **30-Apr-19**

Distance **0.14km**



38 Arlene Drive Skye VIC 3977

4 2 2

Sold Price **$685,000** Sold Date **20-Jun-19**

Distance **1.39km**

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

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