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: 40 Emerald Rise Skye Vic 3977

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $655,000 & $680,000

## Median sale price

Median price $ 544,000 *House X Suburb **Skye Victoria 3977**

Period - From May 2017 to Nov 2017 Source Corelogic

## Comparable property sales

**A*** These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|---|---|
| **1 29 Sanoma Drive Skye VIC 3977** | $667,000 | 31-Oct-17 |
| **2 22 Emerald Rise Skye VIC 3977** | $667,000 | 14-Aug-17 |
| 3 17 Sanoma Drive Skye VIC 3977 | $663,000 | 08-Jul-17 |

OBrien Real Estate