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	17 Garnet Close Skye Vic 3977

Indicative selling price

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

range between $600,000 & $660,000

Median sale price

Median price $ 552,500 *House X Suburb **Skye Vic 3977**

Period - From June 2017 to Dec 2017 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 31 Golden Way Skye VIC 3977	$648,600	29-Aug-17
2 7 Paradise Way Skye VIC 3977	$626,000	29-Jul-17
3 5 Selwyn Court Skye VIC 3977	$617,000	09-Dec-17

OBrien Real Estate