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	27 St Austell Court 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	$750,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$588,750	Property type	House	Suburb	Skye
Period-from	01 Oct 2018	to	30 Sep 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 McGowan Drive Skye VIC 3977	$812,500	31-Aug-19
5 Candwindara Court Langwarrin VIC 3910	$830,000	16-Apr-19
10 Oxley Court Langwarrin VIC 3910	$810,000	23-Jul-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.~~

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43 McGowan Drive Skye VIC 3977

4 2 2

Sold Price RS $812,500 Sold Date 31-Aug-19

Distance 1.11km



5 Candwindara Court Langwarrin VIC 3910

4 2 2

Sold Price $830,000 Sold Date 16-Apr-19

Distance 1.33km



10 Oxley Court Langwarrin VIC 3910

4 2 2

Sold Price $810,000 Sold Date 23-Jul-19

Distance 1.69km

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

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