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: 26 Heritage Drive Skye VIC 3977

Indicative selling price

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

range between $669,000 & $709,000

Median sale price

Median price $ $564,000 *House X Suburb Skye VIC 3977

Period - From April 2017 to March 2018 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 35 McGowan Drive Skye VIC 3977	$685,000	13-Dec-17
2 22 Friuli Place Skye VIC 3977	$663,000	26-Feb-18
3 60 Diamond Parade Skye VIC 3977	$736,098	27-Feb-18

OBrien Real Estate