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	4 Windsor Grange 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~~		or range between	$950,000	&	$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Skye
Period-from	01 Feb 2020	to	31 Jan 2021	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.~~

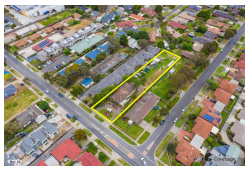
Address of comparable property	Price	Date of sale
37 McCormicks Road Carrum Downs VIC 3201	$1,115,000	12-Dec-20
16 Natisone Place Skye VIC 3977	$1,000,000	01-Oct-20

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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37 McCormicks Road Carrum Downs VIC 3201

3 2 4

Sold Price RS **$1,115,000** Sold Date **12-Dec-20**

Distance **0.47km**



16 Natisone Place Skye VIC 3977

4 2 4

Sold Price **$1,000,000** Sold Date **01-Oct-20**

Distance **1.08km**

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

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