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 Heysen Drive 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	$565,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	House	Suburb	Skye
Period-from	01 Dec 2019	to	30 Nov 2020	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
5 Triumph Way Skye VIC 3977	$580,000	06-Oct-20
7 Falcon Court Carrum Downs VIC 3201	$575,000	22-Jul-20
6 Goshawk Court Carrum Downs VIC 3201	$585,000	11-Jul-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.~~

This Statement of Information was prepared on: 02 December 2020

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5 Triumph Way Skye VIC 3977

3 2 2

Sold Price RS **$580,000** Sold Date **06-Oct-20**

Distance **1km**



7 Falcon Court Carrum Downs VIC 3201

3 2 2

Sold Price **$575,000** Sold Date **22-Jul-20**

Distance **1.38km**



6 Goshawk Court Carrum Downs VIC 3201

3 2 2

Sold Price **$585,000** Sold Date **11-Jul-20**

Distance **1.89km**

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

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