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	5 Selwyn Court, Skye VIC 3977

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $777,500 Property Type House Suburb Skye

Period - From 18/09/2024 to 17/03/2025 Source core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 Arlene Drive Skye VIC 3977	$808,000	24/02/2025
81 Heritage Drive Skye VIC 3977	$800,000	11/12/2024
47 Chardonnay Drive Skye VIC 3977	$800,000	22/11/2024

This Statement of Information was prepared on: 18/03/2025