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<br>Including suburb and postcode | 34 POSTREGNA WAY 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 | $785,000 | & | $815,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $755,000 | Property type | House | Suburb | Skye |
| Period-from | 01 Apr 2023 | to | 31 Mar 2024 | 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 |
|---|---|---|
| 28 MELANIE BLAIR PLACE SKYE VIC 3977 | $797,500 | 04-Dec-23 |
| 78 RANGEVIEW DRIVE SKYE VIC 3977 | $790,000 | 24-Oct-23 |
| 17 LILY WAY SKYE VIC 3977 | $790,000 | 16-Nov-23 |

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: 13 April 2024

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**28 MELANIE BLAIR PLACE SKYE VIC 3977**

3 2 2

Sold Price **$797,500** Sold Date **04-Dec-23**

Distance **0.66km**



**78 RANGEVIEW DRIVE SKYE VIC 3977**

3 2 2

Sold Price **$790,000** Sold Date **24-Oct-23**

Distance **0.82km**



**17 LILY WAY SKYE VIC 3977**

4 2 2

Sold Price Sold Date **16-Nov-23**

Distance **1.86km**

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

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