

## 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

1 SELWYN COURT SKYE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Skye

Period-from

01 Mar 2023

to

29 Feb 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

2 GIULIA PLACE SKYE VIC 3977	\$877,000	11-Mar-24
23 SVEN STREET SKYE VIC 3977	\$858,000	05-Mar-24
46 MCGOWAN DRIVE SKYE VIC 3977	\$946,000	31-Oct-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: 25 March 2024

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**2 GIULIA PLACE SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$877,000**

Sold Date

**11-Mar-24**

 4  2  2

Distance

**1.13km**



**23 SVEN STREET SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$858,000**

Sold Date

**05-Mar-24**

 4  2  2

Distance

**0.33km**



**46 MCGOWAN DRIVE SKYE VIC 3977**

Sold Price

**\$946,000**

Sold Date

**31-Oct-23**

 4  2  4

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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