

## 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

13 WHITING 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

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Skye

Period-from

01 Jul 2023

to

30 Jun 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

1 WHITING COURT SKYE VIC 3977	\$760,000	04-Mar-24
17 WINDELLA GROVE SKYE VIC 3977	\$734,000	21-May-24
38 TRIUMPH WAY SKYE VIC 3977	\$780,000	10-Apr-24

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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**1 WHITING COURT SKYE VIC 3977** Sold Price **\$760,000** Sold Date **04-Mar-24**

3 2 2

Distance **0.11km**



**17 WINDELLA GROVE SKYE VIC 3977** Sold Price <sup>RS</sup> **\$734,000** Sold Date **21-May-24**

3 2 2

Distance **3.66km**



**38 TRIUMPH WAY SKYE VIC 3977** Sold Price **\$780,000** Sold Date **10-Apr-24**

3 2 2

Distance **3.84km**

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

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