

## 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

15 SVEN STREET 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

\$780,000

&

\$850,000

### 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 LOMBARDI CLOSE SKYE VIC 3977	\$840,000	02-Nov-23
3 MANCHESTER DRIVE SKYE VIC 3977	\$825,000	20-Feb-24
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: 30 March 2024



## 2 LOMBARDI CLOSE SKYE VIC 3977

 4  2  2

Sold Price **\$840,000** Sold Date **02-Nov-23**

Distance **0.34km**



## 3 MANCHESTER DRIVE SKYE VIC 3977

 4  2  2

Sold Price **\$825,000** Sold Date **20-Feb-24**

Distance **0.88km**



## 17 LILY WAY SKYE VIC 3977

 4  2  2

Sold Price **\$790,000** Sold Date **16-Nov-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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