

## 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

3 OPAL 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

\$839,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Skye

Period-from

01 May 2023

to

30 Apr 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
2 LOMBARDI CLOSE SKYE VIC 3977	\$840,000	02-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: 02 May 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

**0.61km**



**23 SVEN STREET SKYE VIC 3977**

Sold Price

<sup>RS</sup>

**\$858,000**

Sold Date

**05-Mar-24**

4 2 2

Distance

**0.91km**



**2 LOMBARDI CLOSE SKYE VIC 3977**

Sold Price

**\$840,000**

Sold Date

**02-Nov-23**

4 2 2

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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