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 (*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	Prope	erty type	ype House		Suburb	Skye
Period-from	01 May 2023	to	30 Apr 2	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



consumer.vic.gov.au

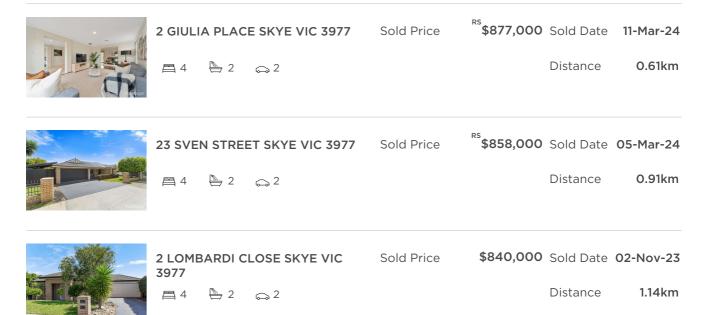


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RS = Recent sale UN = Undisclosed Sale

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