

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

4 PIMMYS 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Skye

Period-from

01 Sep 2022

to

31 Aug 2023

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

63 DARNLEY DRIVE SKYE VIC 3977	\$635,000	31-Aug-23
298 BALLARTO ROAD SKYE VIC 3977	\$555,000	22-May-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 September 2023



63 DARNLEY DRIVE SKYE VIC 3977 Sold Price ^{RS} **\$635,000** Sold Date **31-Aug-23**

 3  1  -

Distance **0.47km**



298 BALLARTO ROAD SKYE VIC 3977 Sold Price **\$555,000** Sold Date **22-May-23**

 3  1  2

Distance **0.16km**

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

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