

## 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

2 LOMBARDI CLOSE SKYE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Skye

Period-from

01 Oct 2022

to

30 Sep 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 20 FRIULI PLACE SKYE VIC 3977     | \$865,000 | 03-Jun-23 |
| 5 AMETHYST CLOSE SKYE VIC 3977    | \$860,000 | 31-Jul-23 |
| 12 ST AUSTELL COURT SKYE VIC 3977 | \$850,000 | 28-Jun-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 October 2023


**20 FRIULI PLACE SKYE VIC 3977**

Sold Price

**\$865,000**

Sold Date

**03-Jun-23**
 4
 2
 2

Distance

**1.12km**

**5 AMETHYST CLOSE SKYE VIC 3977**

Sold Price

**\$860,000**

Sold Date

**31-Jul-23**
 4
 2
 2

Distance

**0.31km**

**12 ST AUSTELL COURT SKYE VIC 3977**

Sold Price

**\$850,000**

Sold Date

**28-Jun-23**
 4
 2
 2

Distance

**0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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