

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

7 HOOPER DRIVE 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

\$695,000

&

\$750,000

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

5 HOOPER DRIVE SKYE VIC 3977	\$760,000	27-Jul-23
20 OVERALL DRIVE SKYE VIC 3977	\$720,000	24-Jul-23
14 GLYNELEA CRESCENT SKYE VIC 3977	\$744,000	15-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: 09 October 2023


5 HOOPER DRIVE SKYE VIC 3977

Sold Price

\$760,000

Sold Date

27-Jul-23
 4
 2
 2

Distance

0.02km

20 OVERALL DRIVE SKYE VIC 3977

Sold Price

\$720,000

Sold Date

24-Jul-23
 4
 2
 2

Distance

0.15km

14 GLYNELEA CRESCENT SKYE VIC 3977

Sold Price

\$744,000

Sold Date

15-May-23
 4
 2
 2

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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