

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 TRIUMPH WAY 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

\$835,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Skye

Period-from

01 May 2024

to

30 Apr 2025

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 DELATITE WAY SKYE VIC 3977	\$840,000	20-Dec-24
3 CLAYMORE STREET SKYE VIC 3977	\$865,000	23-Apr-25
13 HAWKSBURN ROAD SKYE VIC 3977	\$870,000	28-Apr-25

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.~~

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5 DELATITE WAY SKYE VIC 3977

Sold Price

\$840,000

Sold Date **20-Dec-24**

 4  2  2

Distance **1.5km**



3 CLAYMORE STREET SKYE VIC 3977

Sold Price

^{RS} **\$865,000**

Sold Date **23-Apr-25**

 4  2  2

Distance **3.55km**



13 HAWKSBURN ROAD SKYE VIC 3977

Sold Price

^{RS} **\$870,000**

Sold Date **28-Apr-25**

 4  2  2

Distance **3.46km**

RS = Recent sale

UN = Undisclosed Sale

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