

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

6 CHARDONNAY 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

House

Suburb

Skye

Period-from

01 Apr 2024

to

31 Mar 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

1 ARLENE DRIVE SKYE VIC 3977	\$808,000	24-Feb-25
47 CHARDONNAY DRIVE SKYE VIC 3977	\$800,000	22-Nov-24
81 HERITAGE DRIVE SKYE VIC 3977	\$800,000	11-Dec-24

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: 05 April 2025

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1 ARLENE DRIVE SKYE VIC 3977

Sold Price

^{RS}

\$808,000

Sold Date

24-Feb-25



3



2



2

Distance

0.95km



47 CHARDONNAY DRIVE SKYE VIC 3977

Sold Price

\$800,000

Sold Date

22-Nov-24



3



2



2

Distance

0.26km



81 HERITAGE DRIVE SKYE VIC 3977

Sold Price

Sold Date

11-Dec-24



3



2



2

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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