

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 DELATITE 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Skye

Period-from

01 Jun 2024

to

31 May 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 VIVI COURT SKYE VIC 3977	\$862,128	10-May-25
2 OLEANDER COURT SKYE VIC 3977	\$845,500	08-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 **0.05km**



3 VIVI COURT SKYE VIC 3977

Sold Price

^{RS} **\$862,128**

Sold Date **10-May-25**

 4  2  2

Distance **1.34km**



2 OLEANDER COURT SKYE VIC 3977

Sold Price

\$845,500

Sold Date **08-Apr-25**

 4  2  2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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