

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

1 CLAYMORE STREET 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

Land

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

3 PUNNETT STREET SKYE VIC 3977	\$623,000	31-Mar-25
7 PUNNETT STREET SKYE VIC 3977	\$623,000	14-Feb-25
12 GREYCLIFFE AVENUE SKYE VIC 3977	\$579,000	21-May-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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3 PUNNETT STREET SKYE VIC 3977 Sold Price \$623,000 Sold Date 31-Mar-25
Distance 0.18km



7 PUNNETT STREET SKYE VIC 3977 Sold Price Sold Date 14-Feb-25
Distance 0.19km



12 GREYCLIFFE AVENUE SKYE VIC 3977 Sold Price \$579,000 Sold Date 21-May-25
Distance 0.14km



RS = Recent sale UN = Undisclosed Sale

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