

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 GREYCLIFFE AVENUE 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

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,000

Property type

House

Suburb

Skye

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

13 HAWKS BURN ROAD SKYE VIC 3977	\$870,000	28-Apr-25
3 CLAYMORE STREET SKYE VIC 3977	\$865,000	23-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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13 HAWKSBURN ROAD SKYE VIC
3977

Sold Price \$870,000 Sold Date 28-Apr-25

 4  2  2

Distance 0.04km



3 CLAYMORE STREET SKYE VIC
3977

Sold Price \$865,000 Sold Date 23-Apr-25

 4  2  2

Distance 0.16km

RS = Recent sale

UN = Undisclosed Sale

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