

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

7/50 MCCORMICKS ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Skye

Period-from

01 Jul 2021

to

30 Jun 2022

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

12/50 MCCORMICKS ROAD SKYE VIC 3977	\$640,000	26-Mar-22
2/44 MCCORMICKS ROAD SKYE VIC 3977	\$558,000	22-May-21
8/2 SANOMA DRIVE SKYE VIC 3977	\$590,000	03-Mar-22

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: 14 July 2022



12/50 MCCORMICKS ROAD SKYE VIC 3977

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

26-Mar-22

Distance

0.02km



2/44 MCCORMICKS ROAD SKYE VIC 3977

 3  2  1

Sold Price

\$558,000

Sold Date

22-May-21

Distance

-



8/2 SANOMA DRIVE SKYE VIC 3977

 3  2  2

Sold Price

\$590,000

Sold Date

03-Mar-22

Distance

1.09km



28/2 SANOMA DRIVE SKYE VIC 3977

 3  2  2

Sold Price

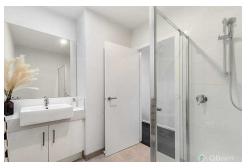
\$585,000

Sold Date

29-Jan-22

Distance

1.09km



7/44 MCCORMICKS ROAD SKYE VIC 3977

 3  2  1

Sold Price

\$545,000

Sold Date

27-Mar-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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