

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

7/44 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,500

Property type

Unit

Suburb

Skye

Period-from

01 Mar 2020

to

28 Feb 2021

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

9 Botany Drive Carrum Downs VIC 3201	\$605,000	17-Mar-21
LOT 16/21 Sanctuary Drive Carrum Downs VIC 3201	\$495,000	09-Oct-20

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: 23 March 2021


9 Botany Drive Carrum Downs VIC 3201

Sold Price

^{RS}
\$605,000

Sold Date

17-Mar-21


Distance

1.61km

LOT 16/21 Sanctuary Drive Carrum Downs VIC 3201

Sold Price

\$495,000

Sold Date

09-Oct-20


Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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