

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

11/2 Sanoma Drive 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

\$535,000

Property type

Unit

Suburb

Skye

Period-from

01 Oct 2020

to

30 Sep 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

1/44 McCormicks Road Skye VIC 3977	\$580,000	22-Aug-21
7/2 Sanoma Drive Skye VIC 3977	\$590,000	09-May-21

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: 21 October 2021



1/44 McCormicks Road Skye VIC 3977

 3  2  1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **22-Aug-21**

Distance **1.05km**



7/2 Sanoma Drive Skye VIC 3977

 3  2  1

Sold Price **\$590,000** Sold Date **09-May-21**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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