

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

27/55 McClelland 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Skye

Period-from

01 Aug 2020

to

31 Jul 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

1/20 Currawong Drive Carrum Downs VIC 3201	\$500,000	26-Feb-21
7/55 McClelland Drive Skye VIC 3977	\$525,000	27-Apr-21
4/65 Potts Road Langwarrin VIC 3910	\$540,000	12-Jul-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: 10 August 2021


1/20 Currawong Drive Carrum Downs VIC 3201
 3  1  1

Sold Price **\$500,000** Sold Date **26-Feb-21**

Distance **2.16km**

7/55 McClelland Drive Skye VIC 3977
 3  1  1

Sold Price **\$525,000** Sold Date **27-Apr-21**

Distance **0.1km**

4/65 Potts Road Langwarrin VIC 3910
 3  1  1

Sold Price ^{RS} **\$540,000** Sold Date **12-Jul-21**

Distance **2.36km**
RS = Recent sale

UN = Undisclosed Sale

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