

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 2/32 McCormicks Road, Skye 3977 VIC

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* \_\_\_\_\_ or range between \$500000 & \$550000

#### Median sale price

Median price \$545000 Property Type Townhouse Suburb Skye

Period - From 25/6/2021 to 12/21/2021 Source Core logic/RP Data

#### 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 six 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 1/32 McCormicks Road, Skye	\$550000	17/12/2021
2 1/44 McCormicks Road, Skye	\$580,000	22/8/2021
3 4/43A McCormicks Road, Skye	\$604,000	6/11/2021

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 six months.

This Statement of Information was prepared on: 21/12/2021