# STATEMENT OF INFORMATION

206 MCCORMICKS ROAD, SKYE, VIC 3977 PREPARED BY US REAL ESTATE, 2/32 PLAYNE STREET FRANKSTON





## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



# 206 MCCORMICKS ROAD, SKYE, VIC 3977 🕮 3 🕒 2 😓 2

Provided by: pricefinder

Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting

Price Range:

**SKYE, VIC, 3977** 

01 April 2017 to 31 March 2018

\$585,000

**Suburb Median Sale Price (House)** 

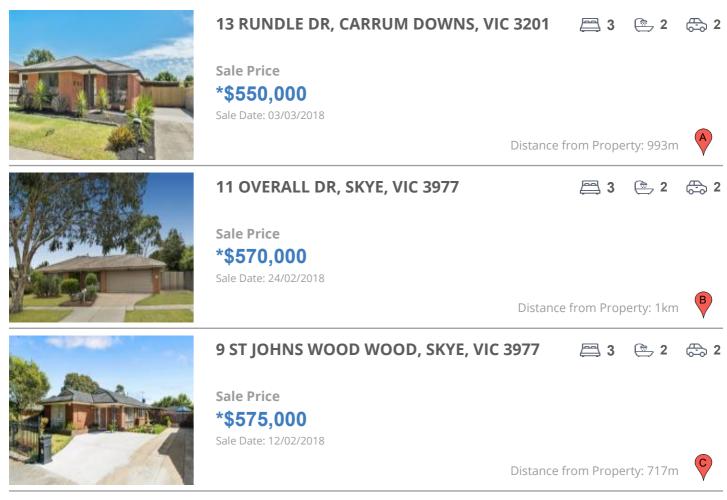
e: \$550,000 to \$600,000

## **MEDIAN SALE PRICE**



# **COMPARABLE PROPERTIES**

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.



This report has been compiled on 12/04/2018 by Us Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# 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 Including suburb and postcode 206 MCCORMICKS ROAD, SKYE, VIC 3977

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$600,000

### Median sale price

Median price	\$585,000	House	Х	Unit	Suburb	SKYE
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

### **Comparable property sales**

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
13 RUNDLE DR, CARRUM DOWNS, VIC 3201	*\$550,000	03/03/2018
11 OVERALL DR, SKYE, VIC 3977	*\$570,000	24/02/2018
9 ST JOHNS WOOD WOOD, SKYE, VIC 3977	*\$575,000	12/02/2018