

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

Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

MEDIAN SALE PRICE



SKYE, VIC, 3977

Suburb Median Sale Price (House)

\$585,000

01 April 2017 to 31 March 2018

Provided by: 

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.



13 RUNDLE DR, CARRUM DOWNS, VIC 3201  3  2  2

Sale Price

***\$550,000**

Sale Date: 03/03/2018

Distance from Property: 993m



11 OVERALL DR, SKYE, VIC 3977  3  2  2

Sale Price

***\$570,000**

Sale Date: 24/02/2018

Distance from Property: 1km



9 ST JOHNS WOOD WOOD, SKYE, VIC 3977  3  2  2

Sale Price

***\$575,000**

Sale Date: 12/02/2018

Distance from Property: 717m



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

X

Unit


Suburb

SKYE

Period

01 April 2017 to 31 March 2018

Source



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