

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 1/44 McCormicks Road, SKYE, 3977

Including suburb and
postcode

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

Median price \$558,000 Property Type Townhouse Suburb SKYE 3977

Period - From 1/5/2021 to 9/8/2021 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 2/44 McCormicks Road, Skye 3977	\$558,000	22/5/21
2 7/44 McCormicks Road, Skye 3977	\$545,000	27/5/21
3 5/22 McCormicks Road, Skye 3977	\$535,000	1/5/21

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 six months.~~

This Statement of Information was prepared on: 9/8/2021