

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

14/55 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

\$577,500

Property type

Unit

Suburb

Skye

Period-from

01 Mar 2022

to

28 Feb 2023

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

66 GREENWOOD DRIVE CARRUM DOWNS VIC 3201	\$535,000	02-Dec-22
14/17 COCO PARADE SKYE VIC 3977	\$485,000	07-Mar-23
1/57 ROWELLYN AVENUE CARRUM DOWNS VIC 3201	\$519,000	31-Jan-23

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: 29 March 2023



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**66 GREENWOOD DRIVE CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

\$535,000

Sold Date

02-Dec-22

Distance

1.52km



**14/17 COCO PARADE SKYE VIC
3977**

3 1 1

Sold Price

^{RS} **\$485,000**

Sold Date

07-Mar-23

Distance

0.56km

14/17 Coco Parade, Skye
This property is for sale by private treaty only. It is not for sale by auction.



**1/57 ROWELLYN AVENUE CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

\$519,000

Sold Date

31-Jan-23

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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