

## 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

8/2 Sanoma Drive Skye VIC 3977

### 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

\$570,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Skye

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/1 McDonald Street Skye VIC 3977	\$610,350	12-Jul-21
1/44 McCormicks Road Skye VIC 3977	\$580,000	22-Aug-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 6 months.

This Statement of Information was prepared on: 24 November 2021



4/1 McDonald Street Skye VIC 3977 Sold Price **\$610,350** Sold Date **12-Jul-21**

 3  2  2

Distance **0.59km**



1/44 McCormicks Road Skye VIC 3977 Sold Price **\$580,000** Sold Date **22-Aug-21**

 3  2  1

Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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