

## 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

3/44 MCCORMICKS ROAD 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

\$540,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Skye

Period-from

01 Nov 2023

to

31 Oct 2024

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

29/2 SANOMA DRIVE SKYE VIC 3977	\$570,000	24-Jun-24
16/35 LILY WAY SKYE VIC 3977	\$630,000	02-Sep-24
1/50 MCCORMICKS ROAD SKYE VIC 3977	\$630,000	14-Sep-24

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: 28 November 2024

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**29/2 SANOMA DRIVE SKYE VIC 3977**

3 2 2

Sold Price **\$570,000** Sold Date **24-Jun-24**

Distance **1.03km**



**16/35 LILY WAY SKYE VIC 3977**

3 2 2

Sold Price **\$630,000** Sold Date **02-Sep-24**

Distance **0.63km**



**1/50 MCCORMICKS ROAD SKYE VIC 3977**

3 2 1

Sold Price Sold Date **14-Sep-24**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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