

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

2/62 McCormicks Road 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,750

Property type

Other

Suburb

Skye

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/91 Ogradys Road Carrum Downs VIC 3201	\$472,500	04-Mar-19
15/20 Carrum Woods Drive Carrum Downs VIC 3201	\$500,000	03-Aug-19
24 Jacaranda Drive Carrum Downs VIC 3201	\$530,000	29-Mar-19

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: 02 October 2019


**3/91 Ogradys Road Carrum Downs
VIC 3201**
 3  2  2

Sold Price

\$472,500

Sold Date

04-Mar-19

Distance

1.64km

**15/20 Carrum Woods Drive Carrum
Downs VIC 3201**
 3  2  2

Sold Price

^{RS} **\$500,000**

Sold Date

03-Aug-19

Distance

1.93km

**24 Jacaranda Drive Carrum Downs
VIC 3201**
 3  2  2

Sold Price

\$530,000

Sold Date

29-Mar-19

Distance

1.98km
RS = Recent sale

UN = Undisclosed Sale

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