

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

20/17 Coco Parade 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

\$511,500

Property type

Unit

Suburb

Skye

Period-from

01 Apr 2020

to

31 Mar 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

2/3 Garden Grove Skye VIC 3977	\$562,800	03-Nov-20
1/20 Currawong Drive Carrum Downs VIC 3201	\$500,000	26-Feb-21
1 Goshawk Court Carrum Downs VIC 3201	\$517,000	16-Jan-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: 01 April 2021


2/3 Garden Grove Skye VIC 3977

Sold Price

^{RS} **\$562,800** Sold Date **03-Nov-20**
 3  2  2

Distance **0.5km**

1/20 Currawong Drive Carrum Downs VIC 3201

Sold Price

^{RS} **\$500,000** ^{UN} Sold Date **26-Feb-21**
 3  1  1

Distance **1.81km**

1 Goshawk Court Carrum Downs VIC 3201

Sold Price

^{RS} **\$517,000** Sold Date **16-Jan-21**
 3  1  1

Distance **1.93km**
RS = Recent sale

UN = Undisclosed Sale

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