

## 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

14/17 COCO PARADE 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

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Skye

Period-from

01 Feb 2022

to

31 Jan 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

15/17 COCO PARADE SKYE VIC 3977	\$515,000	09-Sep-22
5/36 MCCORMICKS ROAD SKYE VIC 3977	\$515,000	08-Nov-22
16/2 SANOMA DRIVE SKYE VIC 3977	\$490,000	17-Nov-22

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: 13 February 2023


**15/17 COCO PARADE SKYE VIC 3977**
 2    1    1

Sold Price

**\$515,000**

Sold Date **09-Sep-22**

Distance **0.01km**

**5/36 MCCORMICKS ROAD SKYE VIC 3977**
 3    1    1

Sold Price

Sold Date **08-Nov-22**

Distance **0.47km**

**16/2 SANOMA DRIVE SKYE VIC 3977**
 2    1    1

Sold Price

**\$490,000**

Sold Date **17-Nov-22**

Distance **0.73km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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