

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

236 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,750

Property type

House

Suburb

Skye

Period-from

01 Feb 2019

to

31 Jan 2020

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

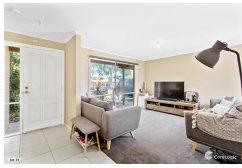
Date of sale

11 Deborah Court Skye VIC 3977	\$498,000	27-Aug-19
4 Natisone Place Skye VIC 3977	\$526,000	07-Dec-19
25 Herbert Road Carrum Downs VIC 3201	\$520,000	06-Sep-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: 03 February 2020



11 Deborah Court Skye VIC 3977

Sold Price

\$498,000

Sold Date

27-Aug-19

3

2

2

Distance

0.12km



4 Natisone Place Skye VIC 3977

Sold Price

\$526,000

Sold Date

07-Dec-19

3

2

2

Distance

0.96km



25 Herbert Road Carrum Downs VIC 3201

Sold Price

\$520,000

Sold Date

06-Sep-19

3

2

2

Distance

1.31km



5 Tattler Street Carrum Downs VIC 3201

Sold Price

\$500,000

Sold Date

30-Jul-19

3

2

2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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