

## 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

232 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

\$660,000

&

\$699,950

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Skye

Period-from

01 Sep 2021

to

31 Aug 2022

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

6 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$700,000	02-May-22
6 JOHN MONASH DRIVE SKYE VIC 3977	\$725,000	06-Apr-22
171 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	\$690,000	05-Aug-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: 02 September 2022



## 6 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

**\$700,000**

Sold Date **02-May-22**

Distance

**0.47km**



## 6 JOHN MONASH DRIVE SKYE VIC 3977

3 2 2

Sold Price

**\$725,000**

Sold Date **06-Apr-22**

Distance

**0.61km**



## 171 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **05-Aug-22**

Distance

**0.58km**

RS = Recent sale

UN = Undisclosed Sale

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