

## 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

2/1 MCDONALD STREET 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

\$560,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

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

20/17 COCO PARADE SKYE VIC 3977	\$580,000	10-Apr-21
4/1 MCDONALD STREET SKYE VIC 3977	\$610,350	12-Jul-21
1/12 DARNLEY DRIVE SKYE VIC 3977	\$600,000	22-Mar-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 September 2022



**20/17 COCO PARADE SKYE VIC 3977**

Sold Price

**\$580,000**

Sold Date

**10-Apr-21**

- 1 2

Distance

**0.15km**



**4/1 MCDONALD STREET SKYE VIC 3977**

Sold Price

**\$610,350**

Sold Date

**12-Jul-21**

3 2 2

Distance

**0.03km**



**1/12 DARNLEY DRIVE SKYE VIC 3977**

Sold Price

**\$600,000**

Sold Date

**22-Mar-22**

3 1 -

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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