

# 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

8/22 McCormicks Road, Skye Vic 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$495,000

&

\$535,000

### Median sale price

Median price

\$611,250

Property Type

Unit

Suburb

Skye

Period - From

01/10/2023

to

30/09/2024

Source

REIV

### 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 six 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
1	1/12 Tyntynder Dr CARRUM DOWNS 3201	\$530,000	24/08/2024
2	10 Sanctuary Dr CARRUM DOWNS 3201	\$530,000	23/07/2024
3	10/151 Hall Rd CARRUM DOWNS 3201	\$510,000	10/06/2024

**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 six months.~~

This Statement of Information was prepared on:

17/10/2024 12:03



 2    1    2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$495,000 - \$535,000

**Median Unit Price**

Year ending September 2024: \$611,250

## Comparable Properties

**1/12 Tyntynder Dr CARRUM DOWNS 3201 (VG)** Agent Comments

 3    -    -

**Price:** \$530,000

**Method:** Sale

**Date:** 24/08/2024

**Property Type:** Flat/Unit/Apartment (Res)

**10 Sanctuary Dr CARRUM DOWNS 3201 (VG)** Agent Comments

 2    -    -

**Price:** \$530,000

**Method:** Sale

**Date:** 23/07/2024

**Property Type:** Flat/Unit/Apartment (Res)



**10/151 Hall Rd CARRUM DOWNS 3201 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 10/06/2024

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9803 0400