# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

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

#### Median sale price

Median price	\$611,250	Pro	perty Type U	nit		Suburb	Skye
Period - From	01/10/2023	to	30/09/2024	So	ource	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

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
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Date of sale











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

Price: \$530,000 Method: Sale Date: 24/08/2024

Property Type: Flat/Unit/Apartment (Res)

10 Sanctuary Dr CARRUM DOWNS 3201 (VG)

**1** 2 **1** − **4** − **4** 

Price: \$530,000 Method: Sale Date: 23/07/2024

Property Type: Flat/Unit/Apartment (Res)

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

**⊢** 2





Price: \$510,000 Method: Private Sale Date: 10/06/2024

Property Type: Townhouse (Res)





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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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