

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

3/35 Lily Way 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Skye

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/35 Lily Way Skye VIC 3977	\$515,000	17-Sep-19
1/27 McCormicks Road Carrum Downs VIC 3201	\$451,000	21-Jun-18
5 Flora Lane Carrum Downs VIC 3201	\$505,000	11-Oct-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: 12 November 2019


1/35 Lily Way Skye VIC 3977

Sold Price

\$515,000

Sold Date

17-Sep-19


Distance

0.02km

1/27 McCormicks Road Carrum Downs VIC 3201

Sold Price

\$451,000

Sold Date

21-Jun-18


Distance

0.48km

5 Flora Lane Carrum Downs VIC 3201

Sold Price

^{RS} **\$505,000**

Sold Date

11-Oct-19


Distance

2.1km
RS = Recent sale

UN = Undisclosed Sale

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