

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

4/20 MCGOWAN DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Skye

Period-from

01 Apr 2021

to

31 Mar 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

3/75 MCCLELLAND DRIVE SKYE VIC 3977	\$650,000	28-Oct-21
1/75 MCCLELLAND DRIVE SKYE VIC 3977	\$655,000	01-Dec-21
2/8 MCDONALD STREET SKYE VIC 3977	\$665,000	15-Jan-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: 06 April 2022


**3/75 MCCLELLAND DRIVE SKYE
VIC 3977**
 3  2  2

Sold Price

\$650,000

Sold Date

28-Oct-21

Distance

1.15km

**1/75 MCCLELLAND DRIVE SKYE
VIC 3977**
 3  2  2

Sold Price

\$655,000

Sold Date

01-Dec-21

Distance

1.13km

**2/8 MCDONALD STREET SKYE VIC
3977**
 3  2  2

Sold Price

\$665,000

Sold Date

15-Jan-22

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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