

## 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

5/38 MCCORMICKS ROAD 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

\$549,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

Suburb

Skye

Period-from

01 Feb 2022

to

31 Jan 2023

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

7/50 MCCORMICKS ROAD SKYE VIC 3977	\$565,000	31-Aug-22
2/1 MCDONALD STREET SKYE VIC 3977	\$586,000	13-Oct-22
6/54 MCCORMICKS ROAD SKYE VIC 3977	\$652,500	10-Aug-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.~~

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**7/50 MCCORMICKS ROAD SKYE  
VIC 3977**

3 2 2

Sold Price

**\$565,000**

Sold Date

**31-Aug-22**

Distance

**0.16km**



**2/1 MCDONALD STREET SKYE VIC  
3977**

3 2 2

Sold Price

**\$586,000**

Sold Date

**13-Oct-22**

Distance

**0.64km**



**6/54 MCCORMICKS ROAD SKYE  
VIC 3977**

3 2 2

Sold Price

**\$652,500**

Sold Date

**10-Aug-22**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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