

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

32/2 SANOMA 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

535,000

&

575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,250

Property type

Unit

Suburb

Skye

Period-from

01 Jun 2022

to

31 May 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

16 HOTELIER COURT SKYE VIC 3977

\$650,000

21-Dec-22

5/38 MCCORMICKS ROAD SKYE VIC 3977

\$572,500

10-Feb-23

9/22 MCCORMICKS ROAD SKYE VIC 3977

\$555,000

15-Oct-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: 14 June 2023

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16 HOTELIER COURT SKYE VIC 3977

3 2 1

Sold Price **\$650,000** Sold Date **21-Dec-22**

Distance **0.32km**



5/38 MCCORMICKS ROAD SKYE VIC 3977

3 2 2

Sold Price **\$572,500** Sold Date **10-Feb-23**

Distance **0.94km**



9/22 MCCORMICKS ROAD SKYE VIC 3977

2 3 1

Sold Price **\$555,000** Sold Date **15-Oct-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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