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	7/55 McClelland 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	$525,500	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	Unit	Suburb	Skye
Period-from	01 May 2020	to	30 Apr 2021	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
3/35 McCormicks Road Carrum Downs VIC 3201	$530,000	09-Apr-21

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: 17 May 2021

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3/35 McCormicks Road Carrum Downs VIC 3201

3 2 2

Sold Price RS **$530,000** Sold Date **09-Apr-21**

Distance **0.93km**

RS = Recent sale **UN** = Undisclosed Sale

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