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<br>Including suburb and postcode | 6/36 MCCORMICKS ROAD 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 | $495,000 | & | $515,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $541,250 | Property type | Unit | Suburb | Skye |
| Period-from | 01 Jan 2023 | to | 31 Dec 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 |
|---|---|---|
| 1/17 DARNLEY DRIVE SKYE VIC 3977 | $495,000 | 13-Oct-23 |
| | | |
| | | |

**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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**1/17 DARNLEY DRIVE SKYE VIC 3977**

3 1 1

Sold Price **$495,000** Sold Date **13-Oct-23**

Distance **0.77km**

RS = Recent sale UN = Undisclosed Sale

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