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	4/54 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$542,500	Property type	Unit	Suburb	Skye
Period-from	01 Mar 2023	to	29 Feb 2024	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
2/31 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$530,000	24-Dec-23
1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201	$535,000	08-Nov-23
4/31 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$515,000	17-Dec-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.~~

This Statement of Information was prepared on: 09 March 2024

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2/31 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$530,000** Sold Date **24-Dec-23**

Distance **0.26km**



1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$535,000** Sold Date **08-Nov-23**

Distance **1.95km**



4/31 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 2 2

Sold Price **$515,000** Sold Date **17-Dec-23**

Distance **0.28km**

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

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