

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

9/22 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Skye

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/28 MCCORMICKS ROAD SKYE VIC 3977	\$631,000	07-Oct-23
9/36 MCCORMICKS ROAD SKYE VIC 3977	\$598,000	04-May-24
16/35 LILY WAY SKYE VIC 3977	\$630,000	02-Sep-24

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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**1/28 MCCORMICKS ROAD SKYE
VIC 3977**

 3  2  2

Sold Price **\$631,000** Sold Date **07-Oct-23**

Distance **0.06km**



**9/36 MCCORMICKS ROAD SKYE
VIC 3977**

 2  1  1

Sold Price **\$598,000** Sold Date **04-May-24**

Distance **0.14km**



16/35 LILY WAY SKYE VIC 3977

 3  2  2

Sold Price **\$630,000** Sold Date **02-Sep-24**

Distance **0.4km**

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

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