# 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

1/20	<b>MCCORMICKS</b>		<b>GKVE</b>	VIC	2077
1/20	INICCORINICAS	RUAD	SNIE		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		\$570,000	&	\$670,000
Median sale price (*Delete house or unit as applicable)							
Median Price	\$740,000	Prop	erty type		House	Suburb	Skye
Period-from	01 Sep 2022	to	31 Aug 20	23	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	
12/35 LILY WAY SKYE VIC 3977	\$618,000	22-Jun-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: 04 September 2023



consumer.vic.gov.au

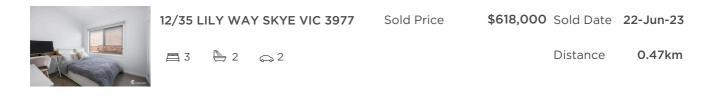


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#### RS = Recent sale UN = Undisclosed Sale

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