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## STATEMENT OF INFORMATION

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Gections 47 Air of the Estate Agents Act 1300								
Property off	ered fo	r sale						
	Address	1/44 McCormicks Road, SKYE, 3977						
Including sul	burb and postcode							
Indicative so	elling p	rice						
For the meaning	g of this p	rice 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							
Median price	\$558,000	Property Type Townhouse Suburb SKYE 3977						
Period - From	1/5/2021	to 9/8/2021 Source Core logic/RP data						

## 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 six 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 2/44 McCormicks Road, Skye 3977	\$558,000	22/5/21
2 7/44 McCormicks Road, Skye 3977	\$545,000	27/5/21
3 5/22 McCormicks Road, Skye 3977	\$535,000	1/5/21

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 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 six months
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