

## 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

18 Coco Parade Skye VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,750

Property type

House

Suburb

Skye

Period-from

01 Sep 2018

to

31 Aug 2019

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

Address of comparable property	Price	Date of sale
5 Linden Court Carrum Downs VIC 3201	\$538,000	26-Jul-19

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: 18 September 2019

**5 Linden Court Carrum Downs VIC  
3201**

Sold Price

RS

**\$538,000**

Sold Date

**26-Jul-19** 3 2 1

Distance

**1.15km**

RS = Recent sale

UN = Undisclosed Sale

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