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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Cairn Road McCrae VIC 3938

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$950,000

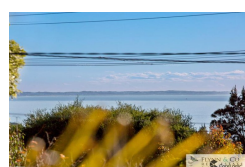
Median Sale Price

\$820,000 Houses in Mccrae between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



25 Matthew Street McCrae VIC 3938

 2  1  1

Sold Price **\$925,000** Sold Date **19-Jul-18**

Distance **0.66km**



22 Armstrong Road McCrae VIC 3938

 3  2  2

Sold Price **\$907,500** Sold Date **07-Jul-18**

Distance **0.73km**



54 The Avenue McCrae VIC 3938

 3  2  2

Sold Price **\$920,000** Sold Date **09-Jun-18**

Distance **0.75km**

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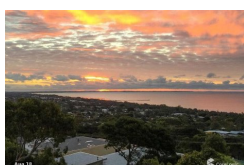
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42 Flinders Street McCrae VIC 3938 Sold Price **\$890,000** Sold Date **10-Jun-18**
 Distance **0.88km**
 5 beds 3 bathrooms 2 cars



4 Bowen Street McCrae VIC 3938 Sold Price **\$960,000** Sold Date **24-Aug-18**
 Distance **1.03km**
 3 beds 2 bathrooms 2 cars

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