

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

14 South Road McCrae VIC 3938

Indicative selling price

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

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

House

Suburb

Mccrae

Period-from

01 Dec 2019

to

30 Nov 2020

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


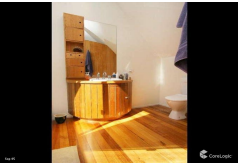
37 The Avenue McCrae VIC 3938	\$1,100,000	02-Oct-20
41 The Avenue McCrae VIC 3938	\$1,940,000	27-Jun-20
43A The Avenue McCrae VIC 3938	\$1,000,000	29-Jul-20

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: 01 December 2020

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	37 The Avenue McCrae VIC 3938	Sold Price	^{RS} \$1,100,000 ^{UN}	Sold Date	02-Oct-20
	 3  2  2			Distance	0.43km
	41 The Avenue McCrae VIC 3938	Sold Price	\$1,940,000	Sold Date	27-Jun-20
	 4  3  2			Distance	0.46km
	43A The Avenue McCrae VIC 3938	Sold Price	\$1,000,000	Sold Date	29-Jul-20
	 5  3  -			Distance	0.48km

RS = Recent sale UN = Undisclosed Sale

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