

## 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

41A Hillman Avenue McCrae VIC 3938

### 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

\$669,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,500

Property type

Unit

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

2/38 Hillman Avenue McCrae VIC 3938	\$689,000	09-Oct-20
3/45 Armstrong Road McCrae VIC 3938	\$690,000	26-Oct-20
37 Talbot Grove McCrae VIC 3938	\$635,000	07-Oct-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: 22 December 2020



**2/38 Hillman Avenue McCrae VIC 3938**

Sold Price

**\$689,000**

Sold Date **09-Oct-20**

3 2 1

Distance **0.09km**



**3/45 Armstrong Road McCrae VIC 3938**

Sold Price

**\$690,000**

Sold Date **26-Oct-20**

3 2 3

Distance **0.11km**



**37 Talbot Grove McCrae VIC 3938**

Sold Price

**\$635,000**

Sold Date **07-Oct-20**

3 2 2

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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