

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

8 TIMARA COURT 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

or range
between

\$1,485,000

&

\$1,625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 ABBEY LANE MCCRAE VIC 3938	\$1,475,000	23-Aug-24
85 FLINDERS STREET MCCRAE VIC 3938	\$1,450,000	24-Dec-24

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: 13 January 2025

**8 ABBEY LANE MCCRAE VIC 3938** Sold Price **\$1,475,000** Sold Date **23-Aug-24**

3 2 3

Distance **1.37km****85 FLINDERS STREET MCCRAE VIC 3938** Sold Price ^{RS} **\$1,450,000** Sold Date **24-Dec-24**

3 2 2

Distance **1.57km****RS** = Recent sale**UN** = Undisclosed Sale

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