

## 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

122 Flinders Street 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

\$950,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Mccrae

Period-from

01 Feb 2021

to

31 Jan 2022

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

118 Flinders Street McCrae VIC 3938	\$920,000	22-Aug-21
14 Talbot Grove McCrae VIC 3938	\$1,025,000	12-Oct-21
116 Flinders Street McCrae VIC 3938	\$1,220,000	13-Nov-21

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: 07 February 2022



**118 Flinders Street McCrae VIC 3938** Sold Price **\$920,000** Sold Date **22-Aug-21**

 3  1  -

Distance **0.03km**



**14 Talbot Grove McCrae VIC 3938** Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **12-Oct-21**

 4  3  2

Distance **0.27km**



**116 Flinders Street McCrae VIC 3938** Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **13-Nov-21**

 5  2  2

Distance **0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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