

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

3 Fairway Crescent 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)

range
between

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Sep 2018

to

31 Aug 2019

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

28 Murawa Drive Rosebud VIC 3939	\$775,000	11-Jul-19
9 Carrajung Street Rosebud VIC 3939	\$710,000	17-Jun-19
18 Overlea Avenue Rosebud VIC 3939	\$710,000	23-Apr-19

This Statement of Information was prepared on: 17 September 2019

	28 Murawa Drive Rosebud VIC 3939	Sold Price	^{RS} \$775,000	Sold Date	11-Jul-19
 3	 2	 2		Distance	1.56km
	9 Carrajung Street Rosebud VIC 3939	Sold Price	^{RS} \$710,000	Sold Date	17-Jun-19
 3	 2	 2		Distance	1.65km
	18 Overlea Avenue Rosebud VIC 3939	Sold Price	\$710,000	Sold Date	23-Apr-19
 3	 2	 2		Distance	1.02km

RS = Recent sale

UN = Undisclosed Sale

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