

# 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 35 Navigator 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,290,000 Property Type House Suburb McCrae

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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 six 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
1	20 Bowen St MCCRAE 3938	\$1,340,000	28/01/2025
2	58 Austin Av MCCRAE 3938	\$1,300,000	15/10/2024
3	124 Flinders St MCCRAE 3938	\$1,400,000	29/08/2024

**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 six months.~~

This Statement of Information was prepared on: 29/01/2025 11:23

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 4  2  4

**Property Type:** House (Res)

**Land Size:** 537 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending December 2024: \$1,290,000

## Comparable Properties



**20 Bowen St MCCRAE 3938 (REI)**

**Agent Comments**

 4  2  6

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 28/01/2025

**Property Type:** House

**Land Size:** 1454 sqm approx



**58 Austin Av MCCRAE 3938 (REI)**

**Agent Comments**

 3  2  4

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 15/10/2024

**Property Type:** House

**Land Size:** 496 sqm approx



**124 Flinders St MCCRAE 3938 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 29/08/2024

**Property Type:** House (Res)

**Land Size:** 892 sqm approx

**Account - Whitefox Real Estate** | P: 96459699



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