

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

135 AUSTIN AVENUE 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,253,000

Property type

House

Suburb

Mccrae

Period-from

01 Nov 2021

to

31 Oct 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

50 HOVE ROAD ROSEBUD VIC 3939	\$888,000	21-Sep-22
16 NIXON STREET ROSEBUD VIC 3939	\$810,000	30-Jul-22
50 LEON AVENUE ROSEBUD VIC 3939	\$804,000	01-Aug-22

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: 29 November 2022



50 HOVE ROAD ROSEBUD VIC 3939

 3
  2
  2

Sold Price

^{RS}

\$888,000

Sold Date

21-Sep-22

Distance

0.34km



16 NIXON STREET ROSEBUD VIC 3939

 3
  1
  3

Sold Price

\$810,000

Sold Date

30-Jul-22

Distance

0.37km



50 LEON AVENUE ROSEBUD VIC 3939

 3
  1
  2

Sold Price

\$804,000

Sold Date

01-Aug-22

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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