

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

2/20 WATTLE ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Sep 2023

to

31 Aug 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

1/20 WATTLE ROAD MCCRAE VIC 3938	\$950,000	22-May-24
2/31 THE AVENUE MCCRAE VIC 3938	\$1,050,000	05-May-24
14 HAYES AVENUE ROSEBUD VIC 3939	\$1,035,000	25-Mar-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.~~

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**1/20 WATTLE ROAD MCCRAE VIC
3938**

Sold Price

\$950,000

Sold Date **22-May-24**

3 2 1

Distance

0km



**2/31 THE AVENUE MCCRAE VIC
3938**

Sold Price

\$1,050,000

Sold Date **05-May-24**

3 2 -

Distance

0.74km



**14 HAYES AVENUE ROSEBUD VIC
3939**

Sold Price

\$1,035,000

Sold Date **25-Mar-24**

3 2 2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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