

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

8 ALEXANDER PARADE 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

\$1,550,000

&

\$1,690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

House

Suburb

Mccrae

Period-from

01 Oct 2021

to

30 Sep 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

9 PASLEY STREET DROMANA VIC 3936	\$1,675,000	07-Oct-22
2 WEYMOUTH DRIVE DROMANA VIC 3936	\$1,450,000	01-Jul-22
7 AUSTIN AVENUE MCCRAE VIC 3938	\$1,300,000	24-Jun-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: 27 October 2022



9 PASLEY STREET DROMANA VIC 3936

Sold Price

^{RS} **\$1,675,000**

Sold Date

07-Oct-22

4 2 3

Distance

1.3km



2 WEYMOUTH DRIVE DROMANA VIC 3936

Sold Price

\$1,450,000

Sold Date

01-Jul-22

4 2 2

Distance

1.69km



7 AUSTIN AVENUE MCCRAE VIC 3938

Sold Price

\$1,300,000

Sold Date

24-Jun-22

4 2 7

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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