

## 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

2/259 Bayview Road McCrae VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$611,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Aug 2020

to

31 Jul 2021

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/54 Hayes Avenue Rosebud VIC 3939 | \$620,000 | 13-May-21 |
| 5/14 Elwers Road Rosebud VIC 3939  | \$625,000 | 01-Mar-21 |
|                                    |           |           |

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: 30 August 2021

**2/54 Hayes Avenue Rosebud VIC  
3939** 2  2  1

Sold Price

<sup>RS</sup>**\$620,000**

Sold Date

**13-May-21**

Distance

**0.7km****5/14 Elwers Road Rosebud VIC  
3939** 2  1  2

Sold Price

**\$625,000**

Sold Date

**01-Mar-21**

Distance

**0.71km****RS** = Recent sale**UN** = Undisclosed Sale

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