

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

138 FLINDERS STREET 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

\$1,670,000

&

\$1,830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Mccrae

Period-from

01 Apr 2022

to

31 Mar 2023

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

45 AUSTIN AVENUE MCCRAE VIC 3938	\$1,760,000	26-Jan-23
33 CAIRN ROAD MCCRAE VIC 3938	\$1,715,000	12-Nov-22
3/22 WILLIAM STREET MCCRAE VIC 3938	\$1,800,000	18-Nov-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: 17 April 2023



45 AUSTIN AVENUE MCCRAE VIC 3938

Sold Price **\$1,760,000** Sold Date **26-Jan-23**

4 2 6

Distance **0.43km**



33 CAIRN ROAD MCCRAE VIC 3938

Sold Price **\$1,715,000** Sold Date **12-Nov-22**

3 2 2

Distance **0.52km**



3/22 WILLIAM STREET MCCRAE VIC 3938

Sold Price ^{RS} **\$1,800,000** Sold Date **18-Nov-22**

4 2 2

Distance **1.04km**

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

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