

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 Poole 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Mccrae

Period-from

01 Feb 2020

to

31 Jan 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

18-20 Parkes Street McCrae VIC 3938	\$1,450,000	05-Dec-20
37 Bowen Street McCrae VIC 3938	\$1,550,000	21-Oct-20
28 Matthew Street McCrae VIC 3938	\$1,238,000	28-Nov-20

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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GRANGER

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18-20 Parkes Street McCrae VIC 3938

Sold Price ^{RS} **\$1,450,000** Sold Date **05-Dec-20**

4 2 4

Distance **0.21km**



37 Bowen Street McCrae VIC 3938

Sold Price **\$1,550,000** Sold Date **21-Oct-20**

5 4 2

Distance **0.29km**



28 Matthew Street McCrae VIC 3938

Sold Price **\$1,238,000** Sold Date **28-Nov-20**

3 2 2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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