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STATEMENT OF INFORMATION

Prepared on 27 Nov 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Poole Street McCrae VIC 3938

4 3 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

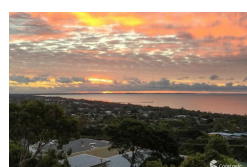
Median Sale Price

\$815,000 Houses in McCrae between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



4 Bowen Street McCrae VIC 3938

Sold Price

\$960,000

Sold Date

24-Aug-18

3 2 2

Distance

0.26km



20 Matthew Street McCrae VIC 3938

Sold Price

\$1,150,000

Sold Date

08-Nov-18

2 1 4

Distance

0.39km



83 Flinders Street McCrae VIC 3938

Sold Price

\$1,220,000

Sold Date

30-Aug-18

4 3 2

Distance

0.73km

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