

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

1/20 WATTLE ROAD 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/50 BEVERLEY ROAD MCCRAE VIC 3938	\$1,040,000	12-Oct-23
5/6 BANKS STREET MCCRAE VIC 3938	\$935,000	05-Oct-23
2A CAMERON STREET MCCRAE VIC 3938	\$975,000	29-Sep-23

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: 08 February 2024



2/50 BEVERLEY ROAD MCCRAE VIC 3938

Sold Price

\$1,040,000

Sold Date

12-Oct-23

3

2

2

Distance

1.1km

5/6 BANKS STREET MCCRAE VIC 3938

Sold Price

\$935,000

Sold Date

05-Oct-23

3

2

-

Distance

0.4km

2A CAMERON STREET MCCRAE VIC 3938

Sold Price

\$975,000

Sold Date

29-Sep-23

3

1

2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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