

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

3 Somers Close 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Mccrae

Period-from

01 Jan 2020

to

31 Dec 2020

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

12 Chunar Grove McCrae VIC 3938	\$1,320,000	11-Dec-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.

This Statement of Information was prepared on: 21 January 2021

**12 Chunar Grove McCrae VIC 3938**Sold Price ^{RS} **\$1,320,000** ^{UN} Sold Date **11-Dec-20** 3  2  2Distance **0.63km****RS** = Recent sale**UN** = Undisclosed Sale

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