

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

9 Foothills Avenue 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Mccrae

Period-from

01 Feb 2021

to

31 Jan 2022

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

1 Chunar Grove McCrae VIC 3938	\$1,680,000	14-Oct-21
43A The Avenue McCrae VIC 3938	\$1,585,000	28-Aug-21

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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**1 Chunar Grove McCrae VIC 3938**

Sold Price

\$1,680,000

Sold Date

14-Oct-21

5



3



2

Distance

0.57km**43A The Avenue McCrae VIC 3938**

Sold Price

\$1,585,000

Sold Date

28-Aug-21

6



2



4

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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