

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

3/21 WATTLE PLACE 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/5 THE AVENUE MCCRAE VIC 3938	\$620,000	04-Nov-23
4/5 THE AVENUE MCCRAE VIC 3938	\$620,000	04-Nov-23
3/20 CATHERINE STREET MCCRAE VIC 3938	\$625,500	07-Oct-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: 15 January 2024



4/5 THE AVENUE MCCRAE VIC 3938

2 1 1

Sold Price

\$620,000

Sold Date **04-Nov-23**

Distance **0.23km**



Sold Price

Sold Date **04-Nov-23**

2 1 1

Distance **0.23km**



3/20 CATHERINE STREET MCCRAE VIC 3938

2 1 2

Sold Price

\$625,500

Sold Date **07-Oct-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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