

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

2/38 Hillman 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

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Mccrae

Period-from

01 Sep 2019

to

31 Aug 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

48 Riley Street McCrae VIC 3938	\$620,000	17-Jun-20
53 Sunningdale Road Rosebud VIC 3939	\$630,000	29-Jul-20
23 Nixon Street Rosebud VIC 3939	\$630,000	06-May-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: 28 September 2020


48 Riley Street McCrae VIC 3938

Sold Price

\$620,000

Sold Date

17-Jun-20


Distance

0.1km

53 Sunningdale Road Rosebud VIC 3939

Sold Price

^{RS} **\$630,000**

Sold Date

29-Jul-20


Distance

0.39km

23 Nixon Street Rosebud VIC 3939

Sold Price

\$630,000

Sold Date

06-May-20


Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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