

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

7 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Oct 2018

to

30 Sep 2019

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

8 Glendale Grove McCrae VIC 3938	\$580,000	07-Sep-19
11 Elwers Road Rosebud VIC 3939	\$568,800	12-Jul-19
17 Sunhill Avenue McCrae VIC 3938	\$545,000	29-Jun-19

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: 02 October 2019



8 Glendale Grove McCrae VIC 3938 Sold Price ^{RS} **\$580,000** Sold Date **07-Sep-19**

3 2 2

Distance **0.23km**



11 Elwers Road Rosebud VIC 3939 Sold Price **\$568,800** Sold Date **12-Jul-19**

3 2 2

Distance **0.42km**



17 Sunhill Avenue McCrae VIC 3938 Sold Price **\$545,000** Sold Date **29-Jun-19**

3 2 3

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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