



GRANGER

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

25-27 Bowen Street McCrae VIC 3938

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,400,000

Median Sale Price

\$830,000 Houses in Mccrae between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



1 Poole Street McCrae VIC 3938

Sold Price

\$1,030,000

Sold Date

19-Dec-18

4 3 2

Distance

0.1km



20 Matthew Street McCrae VIC 3938

Sold Price

\$1,150,000

Sold Date

08-Nov-18

2 1 4

Distance

0.45km



17 Charles Street McCrae VIC 3938

Sold Price

^{RS} **\$1,405,000**

Sold Date

06-Apr-19

3 2 4

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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