

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

2/3 CHUNAR GROVE 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

\$1,090,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Dec 2021

to

30 Nov 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

29 TALBOT GROVE MCCRAE VIC 3938	\$985,000	24-Nov-22
3 GRANGE CLOSE MCCRAE VIC 3938	\$1,560,000	06-Dec-22

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: 08 December 2022



29 TALBOT GROVE MCCRAE VIC 3938

5
 2
 4

Sold Price ^{RS} **\$985,000** ^{UN} Sold Date **24-Nov-22**

Distance **0.74km**



3 GRANGE CLOSE MCCRAE VIC 3938

4
 3
 2

Sold Price ^{RS} **\$1,560,000** Sold Date **06-Dec-22**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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