

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

118 Flinders Street 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Mccrae

Period-from

01 Jul 2020

to

30 Jun 2021

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

44 Hayes Avenue Rosebud VIC 3939	\$700,000	05-Feb-21
12 Arthurs Avenue McCrae VIC 3938	\$750,000	18-Feb-21
11 Arthurs Avenue McCrae VIC 3938	\$850,000	23-Feb-21

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: 11 July 2021



44 Hayes Avenue Rosebud VIC 3939

 4  3  -

Sold Price

\$700,000

Sold Date

05-Feb-21

Distance

1.47km



12 Arthurs Avenue McCrae VIC 3938

 -  -  -

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

18-Feb-21

Distance

1.67km



11 Arthurs Avenue McCrae VIC 3938

 -  -  2

Sold Price

^{RS} **\$850,000** ^{UN}

Sold Date

23-Feb-21

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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