

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

8 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

\$470,000

&

\$510,000

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

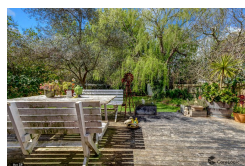
Date of sale

31 Foam Street Rosebud VIC 3939	\$495,000	21-Oct-19
57 Kennington Road Rosebud VIC 3939	\$460,000	17-Oct-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: 28 October 2019



31 Foam Street Rosebud VIC 3939

Sold Price

\$495,000

Sold Date

21-Oct-19



2



1



2

Distance

1.33km



57 Kennington Road Rosebud VIC 3939

Sold Price

\$460,000

Sold Date

17-Oct-19



3



1



1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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