

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 Eddystone 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

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$862,500

Property type

Other

Suburb

Mccrae

Period-from

01 Nov 2019

to

31 Oct 2020

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

1 Eddystone Street McCrae VIC 3938	\$1,525,000	15-Nov-20
699 Point Nepean Road McCrae VIC 3938	\$1,425,000	18-Jun-20
41 The Avenue McCrae VIC 3938	\$1,940,000	27-Jun-20

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: 29 November 2020



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1 Eddystone Street McCrae VIC 3938

Sold Price

^{RS}

\$1,525,000

Sold Date

15-Nov-20



3



2



3

Distance

0.08km



699 Point Nepean Road McCrae VIC 3938

Sold Price

\$1,425,000

Sold Date

18-Jun-20



-



-



-

Distance

0.12km



41 The Avenue McCrae VIC 3938

Sold Price

\$1,940,000

Sold Date

27-Jun-20



4



3



2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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