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

20 BOWEN 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	\$1,385,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,300,000	Prope	erty type		Other	Suburb	Mccrae
Period-from	01 Nov 2023	to	31 Oct 2	2024	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
12-14 BOWEN STREET MCCRAE VIC 3938	\$1,250,000	17-Oct-24
23 HILLSIDE AVENUE DROMANA VIC 3936	\$1,340,000	31-Jul-24
10 THE GROVE DROMANA VIC 3936	\$1,400,000	25-May-24

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: 23 November 2024



consumer.vic.gov.au



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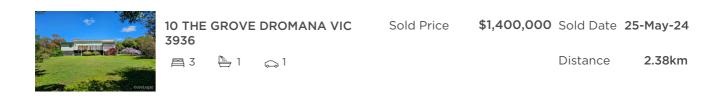
 ${\sf E} \quad michael@flynnandco.com.au$



	12-14 E 3938	BOWEN	STREET	MCCRAE VIC	Sold Price	^{RS} \$1,250,000	Sold Date	17-Oct-24
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eLogic								



23 HILLSIDE AVENUE DROMANA VIC 3936	Sold Price	\$1,340,000 Sold Date	31-Jul-24
🛱 4 🗎 3 🞧 2		Distance	2.31km



RS = Recent sale UN = Undisclosed Sale

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