

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

Property type

Other

Suburb

Mccrae

Period-from

01 Nov 2023

to

31 Oct 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.~~

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

4 1 1

Distance **0.06km**



23 HILLSIDE AVENUE DROMANA VIC 3936 Sold Price **\$1,340,000** Sold Date **31-Jul-24**

4 3 2

Distance **2.31km**



10 THE GROVE DROMANA VIC 3936 Sold Price **\$1,400,000** Sold Date **25-May-24**

3 1 1

Distance **2.38km**

RS = Recent sale

UN = Undisclosed Sale

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