

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

33 ARMSTRONG 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

Other

Suburb

Mccrae

Period-from

01 Aug 2021

to

31 Jul 2022

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

253 BAYVIEW ROAD MCCRAE VIC 3938	\$1,065,000	29-Jun-22
23 SUNNINGDALE ROAD ROSEBUD VIC 3939	\$1,000,000	13-Apr-22
11 BARODA STREET ROSEBUD VIC 3939	\$940,000	28-Jun-22

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: 16 August 2022



253 BAYVIEW ROAD MCCRAE VIC 3938

Sold Price

^{RS} **\$1,065,000**

Sold Date

29-Jun-22



3



2



2

Distance

0.26km



23 SUNNINGDALE ROAD ROSEBUD VIC 3939

Sold Price

\$1,000,000

Sold Date

13-Apr-22



3



2



2

Distance

0.32km



11 BARODA STREET ROSEBUD VIC 3939

Sold Price

^{RS} **\$940,000** ^{UN}

Sold Date

28-Jun-22



3



2



2

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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