

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

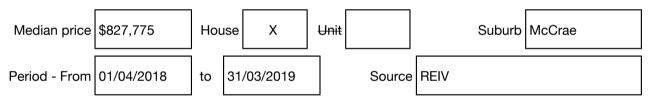
2/38 Hillman Avenue, McCrae Vic 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$495,000

Median sale price



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 six 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	34 Ocean St ROSEBUD 3939	\$522,500	24/01/2019
2	170 Elizabeth Dr ROSEBUD 3939	\$485,000	05/07/2019
3	68 Rosebud Pde ROSEBUD 3939	\$460,000	15/01/2019

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 six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$495,000 Median House Price Year ending March 2019: \$827,775

Comparable Properties

	34 Ocean St ROSEBUD 3939 (REI/VG) 1 2	Agent Comments
	Price: \$522,500 Method: Private Sale Date: 24/01/2019 Rooms: 5 Property Type: House Land Size: 509 sqm approx	
	170 Elizabeth Dr ROSEBUD 3939 (REI)	Agent Comments
- 44	1 3 1 2 1 3	
THE PARTY OF	Price: \$485,000	
	Method: Private Sale Date: 05/07/2019	
	Rooms: 7	
	Property Type: House Land Size: 616 sqm approx	
	68 Rosebud Pde ROSEBUD 3939 (VG)	Agent Comments
	Price: \$460,000	
	Method: Sale	
	Date: 15/01/2019 Rooms: -	
	Property Type: House (Res)	
	Land Size: 523 sqm approx	

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