

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

#### Median sale price

Median price \$827,775 House X Unit Suburb McCrae

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### 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.



**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)**

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



**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