

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

17 TALBOT GROVE 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Mccrae

Period-from

01 Apr 2022

to

31 Mar 2023

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

13 TALBOT GROVE MCCRAE VIC 3938	\$810,000	15-Feb-23
213 BAYVIEW ROAD MCCRAE VIC 3938	\$845,000	16-Jan-23

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: 03 April 2023



13 TALBOT GROVE MCCRAE VIC 3938

Sold Price
 \$810,000
 Sold Date
 15-Feb-23

 4
  2
  2

Distance
 0.05km



213 BAYVIEW ROAD MCCRAE VIC 3938

Sold Price
 \$845,000
 Sold Date
 16-Jan-23

 4
  2
  2

Distance
 0.33km

RS = Recent sale

 UN = Undisclosed Sale

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