

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

3/8 BENTLEY 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Mccrae

Period-from

01 May 2022

to

30 Apr 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

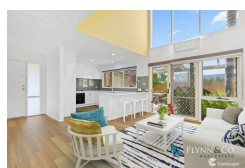
Date of sale

1 BARRY STREET ROSEBUD VIC 3939	\$630,000	16-Mar-23
1/82 POTTON AVENUE ROSEBUD VIC 3939	\$622,000	02-Jul-22
10/86 POTTON AVENUE ROSEBUD VIC 3939	\$630,000	10-Dec-21

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: 09 May 2023


1 BARRY STREET ROSEBUD VIC 3939

 Sold Price **\$630,000** Sold Date **16-Mar-23**
 3  1  2

 Distance **1.04km**

1/82 POTTON AVENUE ROSEBUD VIC 3939

 Sold Price **\$622,000** Sold Date **02-Jul-22**
 2  1  2

 Distance **1.05km**

10/86 POTTON AVENUE ROSEBUD VIC 3939

 Sold Price **\$630,000** Sold Date **10-Dec-21**
 2  1  1

 Distance **1.08km**

8/4 ROSEMORE ROAD ROSEBUD VIC 3939

 Sold Price ^{RS} **\$630,000** Sold Date **13-Apr-23**
 2  1  1

 Distance **1.08km**

12/72 JETTY ROAD ROSEBUD VIC 3939

 Sold Price **\$616,000** Sold Date **27-Nov-21**
 2  1  1

 Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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