

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

**2/12 Russell Street McCrae 3938**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$750,000

\*House

x

\*Unit

Suburb

McCrae

Period - From

10/10/17

to

18/10/17

Source

Corelogic RP Data

### 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
81 Austin Avenue McCrae 3938	\$555,000	6 May 2017
9 Hillman Avenue McCrae 3938	\$625,000	10 Apr 2017
103 Austin Avenue McCrae 3938	\$645,000	24 Apr 2017

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.

Property data source: [Corelogic RP Data](#). Prepared 25/9/2017