

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

36 HILARY AVENUE 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

\$819,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Jan 2024

to

31 Dec 2024

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

20 FOOTHILLS AVENUE MCCRAE VIC 3938	\$790,000	04-Sep-24
21 ROSEMORE ROAD ROSEBUD VIC 3939	\$987,500	31-May-24
36 HILLMAN AVENUE MCCRAE VIC 3938	\$800,000	03-Jun-24

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.~~

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**20 FOOTHILLS AVENUE MCCRAE
VIC 3938**

3 1 -

Sold Price

\$790,000

Sold Date **04-Sep-24**

Distance **0.14km**



**21 ROSEMORE ROAD ROSEBUD
VIC 3939**

3 1 1

Sold Price

\$987,500

Sold Date **31-May-24**

Distance **0.74km**



**36 HILLMAN AVENUE MCCRAE VIC
3938**

3 1 -

Sold Price

\$800,000

Sold Date **03-Jun-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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