

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

5/5 THE 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Oct 2023

to

30 Sep 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

1/20 CATHERINE STREET MCCRAE VIC 3938	\$660,000	23-May-24
8/777 POINT NEPEAN ROAD ROSEBUD VIC 3939	\$662,000	25-Jun-24
6/44 ROSEMORE ROAD ROSEBUD VIC 3939	\$610,000	26-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.

This Statement of Information was prepared on: 29 October 2024



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**1/20 CATHERINE STREET MCCRAE
VIC 3938**

2 1 1

Sold Price

\$660,000

Sold Date **23-May-24**

Distance **0.17km**



**8/777 POINT NEPEAN ROAD
ROSEBUD VIC 3939**

2 1 2

Sold Price

\$662,000

Sold Date **25-Jun-24**

Distance **0.85km**



**6/44 ROSEMORE ROAD ROSEBUD
VIC 3939**

2 1 1

Sold Price

\$610,000

Sold Date **26-Jun-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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