

# 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 18 Talbot Grove, McCrae Vic 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)

Range between \$750,000 & \$820,000

### Median sale price

Median price \$720,000 House ☒ Suburb McCrae

Period - From 1 May 2016 to 29 May 2017 Source REA

### Comparable property sales

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
1. 59a Armstrong Road, McCrae	\$760,000	17/05/2017
2. 10 Arthurs Avenue, McCrae	\$860,000	13/05/2017
3. 6 Morris Road, McCrae	\$795,000	21/04/2017

### Property offered for sale by

Agent Name and  
Contact Details Patrick Cornish, Nicholas Lynch Pty Ltd  
Suite 1, 1a Main Street, Mornington 3931 – Mobile 0438 238 453  
patrick.cornish@nl.com.au

DATE Prepared: 5<sup>th</sup> June 2017