

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

9 BURRELL STREET 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

or range
between

\$1,295,000

&

\$1,395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Apr 2024

to

31 Mar 2025

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

39 MATTHEW STREET MCCRAE VIC 3938	\$1,450,000	25-Jan-25
44 THE BOULEVARD MCCRAE VIC 3938	\$1,450,000	05-Feb-25

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: 07 April 2025

**39 MATTHEW STREET MCCRAE
VIC 3938**

4 3 2

Sold Price ^{RS} **\$1,450,000** Sold Date **25-Jan-25**Distance **0.99km****44 THE BOULEVARD MCCRAE VIC
3938**

4 2 2

Sold Price **\$1,450,000** Sold Date **05-Feb-25**Distance **0.8km****RS** = Recent sale **UN** = Undisclosed Sale

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