

## 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

16 MURRAY STREET MCCRAE VIC 3938

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,312,500

Property type

House

Suburb

Mccrae

Period-from

01 Jul 2023

to

30 Jun 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

95 FLINDERS STREET MCCRAE VIC 3938	\$1,040,000	26-May-24
21 AUSTIN AVENUE MCCRAE VIC 3938	\$972,000	31-May-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: 15 July 2024



95 FLINDERS STREET MCCRAE VIC 3938

Sold Price
 **\$1,040,000**
 Sold Date
 **26-May-24**

3
 2
 2

Distance
 **0.07km**



21 AUSTIN AVENUE MCCRAE VIC 3938

Sold Price
 <sup>RS</sup>
**\$972,000**
 Sold Date
 **31-May-24**

5
 2
 1

Distance
 **0.48km**

RS = Recent sale
 UN = Undisclosed Sale

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