

## 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

8 Outlook Road 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)

Single Price

\$725,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Mccrae

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 6 The Boulevard McCrae VIC 3938   | \$722,000 | 07-Jan-19 |
| 2 Bowen Street McCrae VIC 3938    | \$815,000 | 02-Oct-19 |
| 13 Matthew Street McCrae VIC 3938 | \$800,000 | 26-Apr-19 |

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: 21 January 2020



**6 The Boulevard McCrae VIC 3938**

Sold Price

**\$722,000**

Sold Date

**07-Jan-19**



4



3



2

Distance

**0.38km**



**2 Bowen Street McCrae VIC 3938**

Sold Price

**\$815,000**

Sold Date

**02-Oct-19**



3



1



5

Distance

**0.76km**



**13 Matthew Street McCrae VIC 3938**

Sold Price

**\$800,000**

Sold Date

**26-Apr-19**



3



2



2

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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