

## 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 TIMARA COURT 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

or range  
between

\$1,590,000

&

\$1,749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Mccrae

Period-from

01 Dec 2023

to

30 Nov 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

30 ARTHURS AVENUE MCCRAE VIC 3938	\$1,700,000	08-Jul-24
8 ABBEY LANE MCCRAE VIC 3938	\$1,475,000	23-Aug-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: 12 December 2024

**30 ARTHURS AVENUE MCCRAE  
VIC 3938**

5 3 2

Sold Price **\$1,700,000** Sold Date **08-Jul-24**Distance **0.31km****8 ABBEY LANE MCCRAE VIC 3938**

3 2 3

Sold Price **\$1,475,000** Sold Date **23-Aug-24**Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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