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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

32 Riley Street McCrae VIC 3938

4 2 6

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$720,000

Median Sale Price

\$775,000 Houses in Mccrae between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



18 Overlea Avenue Rosebud VIC 3939

3 2 2

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **23-Apr-19**

Distance **0.78km**



29 Rosemore Road Rosebud VIC 3939

4 2 2

Sold Price **\$765,000** Sold Date **04-Jan-19**

Distance **1.13km**



31 Murray-Anderson Road Rosebud VIC 3939

3 2 2

Sold Price **\$715,000** Sold Date **03-Jan-19**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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