



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Sunhill Avenue McCrae VIC 3938

3 2 2

Indicative Selling Price

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

Range between \$510,000 & \$560,000

Median Sale Price

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

Source: CoreLogic

Comparable Property Sales

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.



5 Sunhill Avenue McCrae VIC 3938	Sold Price	\$540,000	Sold Date	15-Feb-19
3 1 2			Distance	0.11km



6 Glendale Grove McCrae VIC 3938	Sold Price	\$570,000	Sold Date	05-Jan-19
3 3 1			Distance	0.15km



28 Overlea Avenue Rosebud VIC 3939	Sold Price	\$510,000	Sold Date	17-Mar-19
3 1 1			Distance	0.38km

RS = Recent sale UN = Undisclosed Sale

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