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	2/5 HIGHFIELD ROAD MCCRAE VIC 3938

Indicative selling price

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

~~Single Price~~		or range between	$820,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	Unit	Suburb	Mccrae
Period-from	01 Jun 2021	to	31 May 2022	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
3/29 SOUTH ROAD MCCRAE VIC 3938	$865,000	24-Jan-22
4/6 BANKS STREET MCCRAE VIC 3938	$874,000	11-Dec-21
29A KEOGH STREET ROSEBUD VIC 3939	$847,500	02-Jun-22

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: 08 June 2022

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3/29 SOUTH ROAD MCCRAE VIC 3938

3 2 2

Sold Price **$865,000** Sold Date **24-Jan-22**

Distance **0.04km**

4/6 BANKS STREET MCCRAE VIC 3938

3 2 2

Sold Price **$874,000** Sold Date **11-Dec-21**

Distance **0.61km**

29A KEOGH STREET ROSEBUD VIC 3939

3 2 2

Sold Price RS **$847,500** Sold Date **02-Jun-22**

Distance **1.29km**

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

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