

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

9 Sunhill Avenue 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Oct 2018

to

30 Sep 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

8 Glendale Grove McCrae VIC 3938	\$580,000	07-Sep-19
17 Sunhill Avenue McCrae VIC 3938	\$545,000	29-Jun-19
32 Bartels Street McCrae VIC 3938	\$570,000	28-May-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.~~

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GRANGER

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8 Glendale Grove McCrae VIC 3938 Sold Price **\$580,000** Sold Date **07-Sep-19**

3 2 1

Distance **0.06km**



17 Sunhill Avenue McCrae VIC 3938 Sold Price **\$545,000** Sold Date **29-Jun-19**

3 2 2

Distance **0.08km**



32 Bartels Street McCrae VIC 3938 Sold Price **\$570,000** Sold Date **28-May-19**

3 1 1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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