

## 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 Marjorie 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

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Sep 2018

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 16 Riley Street McCrae VIC 3938    | \$615,000 | 03-May-19 |
| 81 Austin Avenue McCrae VIC 3938   | \$625,000 | 08-Aug-19 |
| 4 Fairway Crescent McCrae VIC 3938 | \$970,000 | 18-Apr-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.~~

This Statement of Information was prepared on: 10 September 2019

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**16 Riley Street McCrae VIC 3938**

Sold Price

**\$615,000**

Sold Date

**03-May-19**
 3
  2
  2

Distance

**0.25km**

**81 Austin Avenue McCrae VIC 3938**

Sold Price

**\$625,000**

Sold Date

**08-Aug-19**
 3
  1
  2

Distance

**0.86km**

**4 Fairway Crescent McCrae VIC 3938**

Sold Price

**\$970,000**

Sold Date

**18-Apr-19**
 3
  3
  4

Distance

**0.63km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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