

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

64 Armstrong 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

\$620,000

&

\$680,000

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

3 Seabrook Avenue Rosebud VIC 3939	\$630,000	10-Sep-19
81 Austin Avenue McCrae VIC 3938	\$625,000	08-Aug-19
32 Riley Street McCrae VIC 3938	\$662,000	05-Jun-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: 13 September 2019

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3 Seabrook Avenue Rosebud VIC 3939

Sold Price

^{RS}

\$630,000

Sold Date

10-Sep-19

3

2

2

Distance

1.05km



81 Austin Avenue McCrae VIC 3938

Sold Price

^{RS}

\$625,000

Sold Date

08-Aug-19

3

1

2

Distance

0.43km



32 Riley Street McCrae VIC 3938

Sold Price

\$662,000

Sold Date

05-Jun-19

4

2

6

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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