

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

2/43 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/38 HILLMAN AVENUE MCCRAE VIC 3938	\$820,000	30-Oct-24
30A FOOTHILLS AVENUE MCCRAE VIC 3938	\$940,000	16-Oct-24

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: 02 January 2025



**2/38 HILLMAN AVENUE MCCRAE
VIC 3938**

 3  2  1

Sold Price

\$820,000

Sold Date

30-Oct-24

Distance

0.17km



**30A FOOTHILLS AVENUE MCCRAE
VIC 3938**

 4  2  2

Sold Price

\$940,000

Sold Date

16-Oct-24

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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