

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

3/259 BAYVIEW 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

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

5/12 VICKIE COURT ROSEBUD VIC 3939	\$580,000	03-Dec-24
1/119 JETTY ROAD ROSEBUD VIC 3939	\$550,000	06-May-24
4/40 ROSEMORE ROAD ROSEBUD VIC 3939	\$565,000	28-Jul-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: 08 January 2025



5/12 VICKIE COURT ROSEBUD VIC 3939 Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **03-Dec-24**
 Distance **0.21km**

 2  1  1



1/119 JETTY ROAD ROSEBUD VIC 3939 Sold Price **\$550,000** Sold Date **06-May-24**
 Distance **0.86km**

 2  1  1



4/40 ROSEMORE ROAD ROSEBUD VIC 3939 Sold Price **\$565,000** Sold Date **28-Jul-24**
 Distance **1.1km**

 2  1  1

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

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