

## 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

2/45 The Avenue 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

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                  |             |           |
|----------------------------------|-------------|-----------|
| 1A The Avenue McCrae VIC 3938    | \$1,338,000 | 13-Jan-21 |
| 1/6 Banks Street McCrae VIC 3938 | \$735,000   | 27-Feb-21 |
|                                  |             |           |

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: 17 March 2021

**1A The Avenue McCrae VIC 3938**

Sold Price

**\$1,338,000**

Sold Date

**13-Jan-21**

4



2



2

Distance

**0.52km****1/6 Banks Street McCrae VIC 3938**

Sold Price

<sup>RS</sup>**\$735,000**

Sold Date

**27-Feb-21**

4



2



2

Distance

**0.91km****RS** = Recent sale**UN** = Undisclosed Sale

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