

## 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

1/7 BARTELS STREET MCCRAE VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Sep 2023

to

31 Aug 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

1/20 WATTLE ROAD MCCRAE VIC 3938	\$950,000	22-May-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: 03 September 2024



1/20 WATTLE ROAD MCCRAE VIC 3938

Sold Price

\$950,000

Sold Date

22-May-24

3

2

1

Distance

0.99km

RS = Recent sale      UN = Undisclosed Sale

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