

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

2/7 BARTELS STREET 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Mar 2024

to

28 Feb 2025

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

14 PARKMORE ROAD ROSEBUD VIC 3939	\$815,000	20-Dec-24
4/5 ROSEMORE ROAD ROSEBUD VIC 3939	\$925,000	14-Jan-25
2/38 HILLMAN AVENUE MCCRAE VIC 3938	\$820,000	30-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.~~

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14 PARKMORE ROAD ROSEBUD
VIC 3939

3 2 1

Sold Price ^{RS} \$815,000 Sold Date 20-Dec-24

Distance 0.79km



4/5 ROSEMORE ROAD ROSEBUD
VIC 3939

3 2 1

Sold Price ^{RS} \$925,000 Sold Date 14-Jan-25

Distance 0.91km



2/38 HILLMAN AVENUE MCCRAE
VIC 3938

3 2 1

Sold Price \$820,000 Sold Date 30-Oct-24

Distance 1.73km

RS = Recent sale UN = Undisclosed Sale

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