

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

58 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Sep 2018

to

31 Aug 2019

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

115A Austin Avenue McCrae VIC 3938	\$490,000	29-Jun-18
115 Austin Avenue McCrae VIC 3938	\$510,000	28-Nov-18
54 Elwers Road Rosebud VIC 3939	\$547,500	04-May-18

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: 30 September 2019



115A Austin Avenue McCrae VIC 3938

Sold Price

\$490,000

Sold Date

29-Jun-18

2

1

2

Distance

0.13km



115 Austin Avenue McCrae VIC 3938

Sold Price

\$510,000

Sold Date

28-Nov-18

2

1

4

Distance

0.15km



54 Elwers Road Rosebud VIC 3939

Sold Price

\$547,500

Sold Date

04-May-18

2

1

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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