

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

22 TALBOT GROVE 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Land

Suburb

Mccrae

Period-from

01 Apr 2021

to

31 Mar 2022

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

67 WOONTON CRESCENT ROSEBUD VIC 3939	\$898,000	23-Feb-22
18 MORRIS ROAD MCCRAE VIC 3938	\$835,000	05-Mar-22
229 BAYVIEW ROAD MCCRAE VIC 3938	\$870,888	28-Oct-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: 01 April 2022


**67 WOONTON CRESCENT
ROSEBUD VIC 3939**

3 2 4

Sold Price

^{RS} **\$898,000** Sold Date **23-Feb-22**

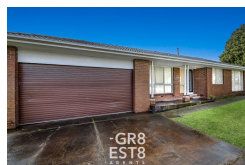
 Distance **0.7km**

**18 MORRIS ROAD MCCRAE VIC
3938**

3 2 1

Sold Price

^{RS} **\$835,000** Sold Date **05-Mar-22**

 Distance **0.03km**

**229 BAYVIEW ROAD MCCRAE VIC
3938**

3 1 2

Sold Price

\$870,888 Sold Date **28-Oct-21**

 Distance **-**

**46 ARMSTRONG ROAD MCCRAE
VIC 3938**

3 2 2

Sold Price

\$970,000 Sold Date **24-Nov-21**

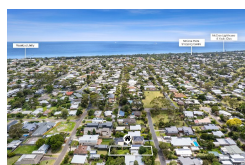
 Distance **0.25km**

**57 SUNNINGDALE ROAD ROSEBUD
VIC 3939**

3 2 2

Sold Price

\$867,500 Sold Date **30-Oct-21**

 Distance **0.57km**

**10 WOONTON STREET ROSEBUD
VIC 3939**

4 2 4

Sold Price

^{RS} **\$885,000** Sold Date **18-Mar-22**

 Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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