

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 18 Talbot Grove, McCrae Vic 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$800,000

Median sale price

Median price \$730,500 House ☒ Suburb McCrae

Period - From 1 June 2016 to 19 June 2017 Source REA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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. 59a Armstrong Road, McCrae	\$760,000	17/05/2017
2. 10 Arthurs Avenue, McCrae	\$860,000	13/05/2017
3. 6 Morris Road, McCrae	\$795,000	21/04/2017

Property offered for sale by

Agent Name and
Contact Details

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