

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

1/3 CHUNAR 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

or range
between

\$1,150,000

&

\$1,250,000

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
173A BAYVIEW ROAD MCCRAE VIC 3938	\$1,225,000	26-Aug-24
2/31 THE AVENUE MCCRAE VIC 3938	\$1,050,000	05-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: 18 September 2024



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**1/20 WATTLE ROAD MCCRAE VIC
3938**

Sold Price

\$950,000

Sold Date **22-May-24**

3 2 1

Distance **0.48km**



**173A BAYVIEW ROAD MCCRAE VIC
3938**

Sold Price

^{RS} **\$1,225,000**

Sold Date **26-Aug-24**

3 2 2

Distance **0.15km**



**2/31 THE AVENUE MCCRAE VIC
3938**

Sold Price

\$1,050,000

Sold Date **05-May-24**

3 2 -

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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