

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

1/5 HIGHFIELD 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

\$1,195,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Mccrae

Period-from

01 Nov 2023

to

31 Oct 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

1/2A PENGANA STREET ROSEBUD VIC 3939	\$1,195,000	01-Oct-24
173A BAYVIEW ROAD MCCRAE VIC 3938	\$1,225,000	26-Aug-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: 13 November 2024



**1/2A PENGANA STREET ROSEBUD
VIC 3939**

 3  2  2

Sold Price

^{RS}

\$1,195,000

Sold Date

01-Oct-24

Distance

0.66km



**173A BAYVIEW ROAD MCCRAE VIC
3938**

 3  2  2

Sold Price

\$1,225,000

Sold Date

26-Aug-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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