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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/1 Cowley Street McCrae VIC 3938

3 2 2

Indicative Selling Price

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

Range between \$550,000 & \$595,000

Median Sale Price

\$682,500 Units in Mccrae between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



2/9 Hillman Avenue McCrae VIC 3938

2 2 1

Sold Price ^{RS} **\$615,000** ^{UN} Sold Date **05-Mar-19**

Distance **0.24km**



1/16 Lyon Street Rosebud VIC 3939

2 2 1

Sold Price **\$571,000** Sold Date **09-Oct-18**

Distance **0.75km**



28A Keogh Street Rosebud VIC 3939

3 3 1

Sold Price ^{RS} **\$600,000** Sold Date **30-Jan-19**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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