

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

6 Marjorie Court 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

\$820,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

2 Bowen Street McCrae VIC 3938	\$815,000	05-Oct-19
13 Matthew Street McCrae VIC 3938	\$800,000	26-Apr-19
32 Cairn Road McCrae VIC 3938	\$826,550	05-Mar-19

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: 07 October 2019


2 Bowen Street McCrae VIC 3938

Sold Price

RS

\$815,000

Sold Date

05-Oct-19
 4
  1
  6

Distance

1.07km

13 Matthew Street McCrae VIC 3938

Sold Price

\$800,000

Sold Date

26-Apr-19
 3
  2
  2

Distance

1.04km

32 Cairn Road McCrae VIC 3938

Sold Price

\$826,550

Sold Date

05-Mar-19
 4
  2
  2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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