

## 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

4/6 Banks Street McCrae VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4/13 Woodvale Grove Rosebud VIC 3939 | \$785,000 | 30-Jun-21 |
| 4/29 South Road McCrae VIC 3938      | \$820,000 | 22-Oct-21 |
| 3/209 Jetty Road Rosebud VIC 3939    | \$820,000 | 30-Oct-21 |

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.~~

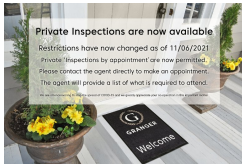
This Statement of Information was prepared on: 26 November 2021



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**4/13 Woodvale Grove Rosebud VIC 3939** Sold Price **\$785,000** Sold Date **30-Jun-21**

3 2 2

Distance **0.49km**



**4/29 South Road McCrae VIC 3938** Sold Price **\$820,000** Sold Date **22-Oct-21**

3 2 2

Distance **0.64km**



**3/209 Jetty Road Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$820,000** <sup>UN</sup> Sold Date **30-Oct-21**

3 2 2

Distance **1.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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