

## 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

47 ARMSTRONG ROAD 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

\$840,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,253,000

Property type

Other

Suburb

Mccrae

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 2/8 BENTLEY ROAD MCCRAE VIC 3938            | \$845,000 | 02-Mar-22 |
| 4/13 WOODVALE GROVE ROSEBUD VIC 3939        | \$900,000 | 30-Apr-22 |
| 1/431 WATERFALL GULLY ROAD ROSEBUD VIC 3939 | \$915,000 | 21-Sep-22 |

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: 24 November 2022



**2/8 BENTLEY ROAD MCCRAE VIC 3938**

Sold Price **\$845,000** Sold Date **02-Mar-22**

 3  3  2

Distance **0.2km**



**4/13 WOODVALE GROVE ROSEBUD VIC 3939**

Sold Price **\$900,000** Sold Date **30-Apr-22**

 3  2  2

Distance **0.86km**



**1/431 WATERFALL GULLY ROAD ROSEBUD VIC 3939**

Sold Price <sup>RS</sup> **\$915,000** Sold Date **21-Sep-22**

 3  2  2

Distance **1.48km**

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

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