

## 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

1/259 BAYVIEW 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

\$555,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,500

Property type

Unit

Suburb

Mccrae

Period-from

01 Aug 2021

to

31 Jul 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1/273 BAYVIEW ROAD MCCRAE VIC 3938 | \$760,000 | 26-Aug-22 |
| 17/72 JETTY ROAD ROSEBUD VIC 3939  | \$520,000 | 25-Aug-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: 31 August 2022



1/273 BAYVIEW ROAD MCCRAE VIC 3938

Sold Price

RS\$760,000

Sold Date 26-Aug-22

3

2

2

Distance 0.13km

17/72 JETTY ROAD ROSEBUD VIC 3939

Sold Price

RS\$520,000

Sold Date 25-Aug-22

2

1

1

Distance 1.16km

RS = Recent sale

UN = Undisclosed Sale

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