

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 Chunar Grove 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

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Mccrae

Period-from

01 Oct 2020

to

30 Sep 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

22 Arthurs Avenue McCrae VIC 3938	\$1,480,000	31-Jul-21
38 Cairn Road McCrae VIC 3938	\$1,390,000	18-Jul-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: 05 October 2021

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**22 Arthurs Avenue McCrae VIC 3938**Sold Price ^{RS} **\$1,480,000** Sold Date **31-Jul-21**

4
 3
 3

Distance **1.41km****38 Cairn Road McCrae VIC 3938**Sold Price ^{RS} **\$1,390,000** Sold Date **18-Jul-21**

3
 2
 3

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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