

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

20 WATTLE PLACE 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

\$900,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Mar 2024

to

28 Feb 2025

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

3 MADURA STREET ROSEBUD VIC 3939	\$850,000	08-Mar-25
13 PENGANA STREET ROSEBUD VIC 3939	\$850,000	29-Nov-24
36 HILARY AVENUE MCCRAE VIC 3938	\$805,000	19-Feb-25

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: 25 March 2025

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3 MADURA STREET ROSEBUD VIC 3939

 3  1  3

Sold Price

^{RS}

\$850,000

Sold Date

08-Mar-25

Distance

0.43km



13 PENGANA STREET ROSEBUD VIC 3939

 3  2  2

Sold Price

\$850,000

Sold Date

29-Nov-24

Distance

0.64km



36 HILARY AVENUE MCCRAE VIC 3938

 3  1  2

Sold Price

^{RS}

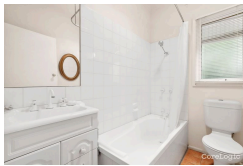
\$805,000

Sold Date

19-Feb-25

Distance

0.46km



5 PHILLIP STREET ROSEBUD VIC 3939

 3  1  2

Sold Price

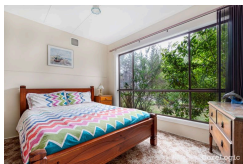
\$806,500

Sold Date

10-Jan-25

Distance

0.34km



20 FOOTHILLS AVENUE MCCRAE VIC 3938

 3  1  -

Sold Price

\$790,000

Sold Date

04-Sep-24

Distance

0.38km



2 ELWERS ROAD ROSEBUD VIC 3939

 3  -  -

Sold Price

\$815,000

Sold Date

04-Sep-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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