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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,290,000	Prop	erty type	type House		Suburb	Mccrae
Period-from	01 Mar 2024	to	28 Feb 2	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 Sold Price 3939

^{RS} **\$850,000** Sold Date **08-Mar-25**

Distance

0.43km



13 PENGANA STREET ROSEBUD

aggregation 3

Sold Price

\$850,000 Sold Date 29-Nov-24

VIC 3939

₾ 1

= 3

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= 3

= 3

Distance

0.64km



36 HILARY AVENUE MCCRAE VIC 3938

Sold Price

** \$805,000 Sold Date 19-Feb-25

0.46km Distance



5 PHILLIP STREET ROSEBUD VIC 3939

⇔ 2

Sold Price

\$806,500 Sold Date **10-Jan-25**

0.34km Distance



20 FOOTHILLS AVENUE MCCRAE Sold Price

VIC 3938

\$790,000 Sold Date 04-Sep-24

Distance

0.38km



2 ELWERS ROAD ROSEBUD VIC 3939

Sold Price

\$815,000 Sold Date 04-Sep-24

= 3

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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