

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

203 BAYVIEW ROAD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 Apr 2024

to

31 Mar 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

2 RUSSELL STREET MCCRAE VIC 3938	\$1,170,001	30-Mar-25
16 SYLVAN DRIVE ROSEBUD VIC 3939	\$1,162,500	10-Apr-25
64 BARRAGOWA DRIVE CAPEL SOUND VIC 3940	\$1,275,000	03-Dec-24

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: 16 April 2025

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2 RUSSELL STREET MCCRAE VIC 3938

 4  3  2

Sold Price

^{RS} **\$1,170,001** Sold Date **30-Mar-25**

Distance **0.61km**



16 SYLVAN DRIVE ROSEBUD VIC 3939

 5  2  -

Sold Price

^{RS} **\$1,162,500** Sold Date **10-Apr-25**

Distance **2.44km**



64 BARRAGOWA DRIVE CAPEL SOUND VIC 3940

 3  2  4

Sold Price

\$1,275,000 Sold Date **03-Dec-24**

Distance **4.07km**

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

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