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	225 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,330,000	Property type	House	Suburb	Mccrae
Period-from	01 Dec 2022	to	30 Nov 2023	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
16 ARMSTRONG ROAD MCCRAE VIC 3938	$860,000	16-Sep-23
51 RILEY STREET MCCRAE VIC 3938	$885,000	20-Sep-23
13 HIGHFIELD ROAD MCCRAE VIC 3938	$835,000	09-Dec-23

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: 15 December 2023

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16 ARMSTRONG ROAD MCCRAE VIC 3938

3 1 2

Sold Price RS $860,000 Sold Date 16-Sep-23

Distance 0.16km

51 RILEY STREET MCCRAE VIC 3938

3 1 1

Sold Price RS $885,000 Sold Date 20-Sep-23

Distance 0.44km

13 HIGHFIELD ROAD MCCRAE VIC 3938

3 1 2

Sold Price RS $835,000 Sold Date 09-Dec-23

Distance 0.67km

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

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