Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

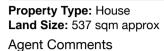
Property offered for sale										
Address Including suburb and postcode 35 Navigator Street, McCrae Vic 3938										
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,100,000				&	\$1,210,00		000			
Median sale price										
Medi	ian price	\$1,200,000	Pr	operty Type H	louse			Suburb	McCrae	
Period	d - From	01/04/2024	to	31/03/2025		So	urce	REIV		
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property								Р	rice	Date of sale
1										
2										
3										
OR										
В*				representative wo kilometres						
		Thie 9	Statem	ent of Informa	tion was	s nren	ared	on:	07/06/0	205 00.50



WHITEFOX

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Indicative Selling Price \$1,100,000 - \$1,210,000 Median House Price Year ending March 2025: \$1,200,000

Comparable Properties

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 six months.

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