

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

4 LONSDALE STREET 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

\$1,260,000

Property type

House

Suburb

Mccrae

Period-from

01 Aug 2021

to

31 Jul 2022

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

253 BAYVIEW ROAD MCCRAE VIC 3938	\$1,065,000	29-Jun-22
31 BAYVIEW ROAD MCCRAE VIC 3938	\$1,205,000	01-Jun-22

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: 22 August 2022



253 BAYVIEW ROAD MCCRAE VIC 3938

Sold Price

^{RS} **\$1,065,000**

Sold Date

29-Jun-22



3



2



2

Distance

0.99km



31 BAYVIEW ROAD MCCRAE VIC 3938

Sold Price

^{RS} **\$1,205,000**

Sold Date

01-Jun-22



4



2



1

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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