

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

5 CHUNAR GROVE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Mccrae

Period-from

01 Mar 2022

to

28 Feb 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

4 LONSDALE STREET MCCRAE VIC 3938	\$1,125,000	27-Sep-22
2/3 CHUNAR GROVE MCCRAE VIC 3938	\$1,210,000	30-Jan-23
98 FLINDERS STREET MCCRAE VIC 3938	\$990,000	08-Feb-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: 16 March 2023



4 LONSDALE STREET MCCRAE VIC 3938

Sold Price

\$1,125,000

Sold Date

27-Sep-22

4

3

2

Distance

0.08km



2/3 CHUNAR GROVE MCCRAE VIC 3938

Sold Price

\$1,210,000

Sold Date

30-Jan-23

3

2

1

Distance

0.02km



98 FLINDERS STREET MCCRAE VIC 3938

Sold Price

^{RS}\$990,000

Sold Date

08-Feb-23

4

2

4

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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