

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

1 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

\$1,550,000

&

\$1,695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,299,000

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

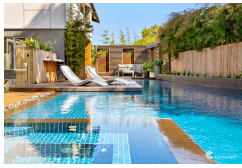
Date of sale

59A CAIRN ROAD MCCRAE VIC 3938	\$1,620,000	19-Oct-23
97 BAYVIEW ROAD MCCRAE VIC 3938	\$1,550,000	02-Sep-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: 11 December 2023

**59A CAIRN ROAD MCCRAE VIC
3938**

3 2 2

Sold Price

RS

\$1,620,000

Sold Date

19-Oct-23

Distance

0.6km**97 BAYVIEW ROAD MCCRAE VIC
3938**

3 2 2

Sold Price

RS

\$1,550,000

Sold Date

02-Sep-23

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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