Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 15 BURRELL 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 \$3,200,000 & \$3,500,000	Property offered for sale	9							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) or range \$3,200,000 & \$3,500,000	Including suburb and	15 BURRELL STREET MCCRAE VIC 3938							
	• .	see consumer.vic.	gov.au/under	quoting (*Delete single	price or ran	ige as	applicable)	
	Single Price					00	& \$3,500,00		
Median sale price (*Delete house or unit as applicable)	-	olicable)							
Median Price \$1,299,000 Property type House Suburb Mccrae	Median Price	\$1,299,000	Property type Hou		House	Subu	Suburb Mccrae		
Period-from 01 Nov 2022 to 31 Oct 2023 Source Corelogic	Period-from	01 Nov 2022	to 31 C	31 Oct 2023			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	* These are the three period estate agent or agent	oroperties sold withing the contractive co	in two kilomet	res of the	e property for the total	ne property f	for sale	e.	
OR									

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 November 2023



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