

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

2 Henry Court, McCrae Vic 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,560,000 & \$1,700,000

Median sale price

Median price \$1,274,500 Property Type House Suburb McCrae

Period - From 01/01/2023 to 31/12/2023 Source 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	Price	Date of sale
1	27 Burrell St MCCRAE 3938	\$1,760,000	24/02/2024
2	8 Navigator St MCCRAE 3938	\$1,600,000	17/01/2024
3	21 Coburn Av MCCRAE 3938	\$1,600,000	08/12/2023

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 six months.~~

This Statement of Information was prepared on:

02/04/2024 10:57



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Property Type: House
Land Size: 829 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,560,000 - \$1,700,000
Median House Price
 Year ending December 2023: \$1,274,500

Comparable Properties



27 Burrell St MCCRAE 3938 (REI)

Agent Comments

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Price: \$1,760,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)

8 Navigator St MCCRAE 3938 (VG)

Agent Comments

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Price: \$1,600,000
Method: Sale
Date: 17/01/2024
Property Type: House (Res)
Land Size: 1545 sqm approx

21 Coburn Av MCCRAE 3938 (VG)

Agent Comments

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Price: \$1,600,000
Method: Sale
Date: 08/12/2023
Property Type: House (Res)
Land Size: 1337 sqm approx

Account - Marshall White | P: 03 9822 9999



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