

## 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

3/21 WATTLE PLACE MCCRAE VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Mccrae

Period-from

01 Aug 2022

to

31 Jul 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

4/5 MARTIN STREET ROSEBUD VIC 3939	\$655,000	11-Feb-23
2/16 WILSON STREET ROSEBUD VIC 3939	\$680,000	20-May-23
4/29 MCDOWELL STREET ROSEBUD VIC 3939	\$675,000	10-Jun-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 August 2023



**4/5 MARTIN STREET ROSEBUD VIC 3939** Sold Price **\$655,000** Sold Date **11-Feb-23**

 2  1  2

Distance **0.76km**



**2/16 WILSON STREET ROSEBUD VIC 3939** Sold Price **\$680,000** Sold Date **20-May-23**

 2  2  2

Distance **1.27km**



**4/29 MCDOWELL STREET ROSEBUD VIC 3939** Sold Price **\$675,000** Sold Date **10-Jun-23**

 3  1  1

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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