

## 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

4 RILEY STREET 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

or range  
between

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,299,000

Property type

House

Suburb

Mccrae

Period-from

01 Nov 2022

to

31 Oct 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

Address of comparable property	Price	Date of sale
20 TALBOT GROVE MCCRAE VIC 3938	\$1,200,000	23-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: 28 November 2023

**20 TALBOT GROVE MCCRAE VIC  
3938**

Sold Price

<sup>RS</sup>**\$1,200,000**

Sold Date

**23-Sep-23**

3



2



2

Distance

**0.36km****RS** = Recent sale**UN** = Undisclosed Sale

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