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	97 Cinerama Crescent 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	$660,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	Property type	House	Suburb	Mccrae
Period-from	01 Mar 2019	to	29 Feb 2020	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.

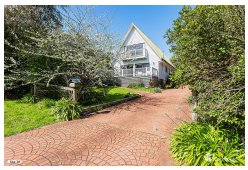
Address of comparable property	Price	Date of sale
3 Fairway Crescent McCrae VIC 3938	$652,500	21-Oct-19
61 Rosemore Road Rosebud VIC 3939	$625,000	28-Oct-19
165 Elizabeth Drive Rosebud VIC 3939	$630,000	14-Jan-20

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: 26 March 2020

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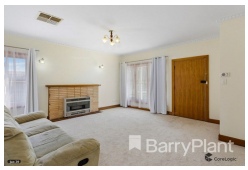


3 Fairway Crescent McCrae VIC 3938

3 3 2

Sold Price **$652,500** Sold Date **21-Oct-19**

Distance **0.24km**



61 Rosemore Road Rosebud VIC 3939

3 2 1

Sold Price **$625,000** Sold Date **28-Oct-19**

Distance **1.48km**



165 Elizabeth Drive Rosebud VIC 3939

3 2 2

Sold Price **$630,000** Sold Date **14-Jan-20**

Distance **1.66km**

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

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