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	1 Chunar Grove 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,170,000	Property type	House	Suburb	Mccrae
Period-from	01 Oct 2020	to	30 Sep 2021	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
22 Arthurs Avenue McCrae VIC 3938	$1,480,000	31-Jul-21
38 Cairn Road McCrae VIC 3938	$1,390,000	18-Jul-21

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: 05 October 2021

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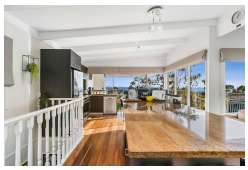


22 Arthurs Avenue McCrae VIC 3938

4 3 3

Sold Price RS **$1,480,000** Sold Date **31-Jul-21**

Distance **1.41km**



38 Cairn Road McCrae VIC 3938

3 2 3

Sold Price RS **$1,390,000** Sold Date **18-Jul-21**

Distance **0.37km**

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

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