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	5 Russell Street 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,220,000	Property type	House	Suburb	Mccrae
Period-from	01 Nov 2020	to	31 Oct 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
241 Bayview Road McCrae VIC 3938	$911,000	29-Oct-21
12 Fairway Crescent McCrae VIC 3938	$967,000	03-Aug-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.

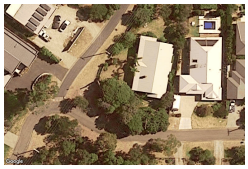
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241 Bayview Road McCrae VIC 3938 Sold Price RS **$911,000** Sold Date **29-Oct-21**

4 3 2 Distance **0.98km**



12 Fairway Crescent McCrae VIC 3938 Sold Price **$967,000** Sold Date **03-Aug-21**

3 2 2 Distance **0.84km**

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

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