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 LONSDALE 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,260,000	Property type	House	Suburb	Mccrae
Period-from	01 Aug 2021	to	31 Jul 2022	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
253 BAYVIEW ROAD MCCRAE VIC 3938	$1,065,000	29-Jun-22
31 BAYVIEW ROAD MCCRAE VIC 3938	$1,205,000	01-Jun-22

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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253 BAYVIEW ROAD MCCRAE VIC 3938

3 2 2

Sold Price RS **$1,065,000** Sold Date **29-Jun-22**

Distance **0.99km**



31 BAYVIEW ROAD MCCRAE VIC 3938

4 2 1

Sold Price RS **$1,205,000** Sold Date **01-Jun-22**

Distance **1.49km**

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

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