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	1/259 BAYVIEW ROAD 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	$555,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$823,500	Property type	Unit	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
1/273 BAYVIEW ROAD MCCRAE VIC 3938	$760,000	26-Aug-22
17/72 JETTY ROAD ROSEBUD VIC 3939	$520,000	25-Aug-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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Adam Alexander
P 5987 1999
M 0416236393
E aalexander@hockingstuart.com.au



1/273 BAYVIEW ROAD MCCRAE VIC 3938

3 2 2

Sold Price RS **$760,000** Sold Date **26-Aug-22**

Distance **0.13km**

17/72 JETTY ROAD ROSEBUD VIC 3939

2 1 1

Sold Price RS **$520,000** Sold Date **25-Aug-22**

Distance **1.16km**

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

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