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 MARJORIE COURT 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	$959,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,260,000	Property type	House	Suburb	Mccrae
Period-from	01 Oct 2021	to	30 Sep 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
56 CAIRN ROAD MCCRAE VIC 3938	$935,000	03-Aug-22
19 ARMSTRONG ROAD MCCRAE VIC 3938	$985,000	28-Sep-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.

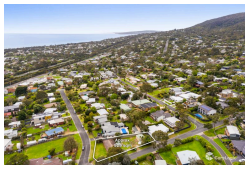
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56 CAIRN ROAD MCCRAE VIC 3938 Sold Price **$935,000** Sold Date **03-Aug-22**

2 1 1 Distance **0.63km**



19 ARMSTRONG ROAD MCCRAE VIC 3938 Sold Price RS **$985,000** Sold Date **28-Sep-22**

3 1 2 Distance **0.56km**

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

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