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 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,270,000	Property type	House	Suburb	Mccrae
Period-from	01 Mar 2022	to	28 Feb 2023	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
4 LONSDALE STREET MCCRAE VIC 3938	$1,125,000	27-Sep-22
2/3 CHUNAR GROVE MCCRAE VIC 3938	$1,210,000	30-Jan-23
98 FLINDERS STREET MCCRAE VIC 3938	$990,000	08-Feb-23

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: 16 March 2023

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4 LONSDALE STREET MCCRAE VIC 3938
4 3 2
Sold Price **$1,125,000** Sold Date **27-Sep-22**
Distance **0.08km**



2/3 CHUNAR GROVE MCCRAE VIC 3938
3 2 1
Sold Price **$1,210,000** Sold Date **30-Jan-23**
Distance **0.02km**



98 FLINDERS STREET MCCRAE VIC 3938
4 2 4
Sold Price RS **$990,000** Sold Date **08-Feb-23**
Distance **0.1km**

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

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