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	95 FLINDERS 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	$940,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	House	Suburb	Mccrae
Period-from	01 May 2023	to	30 Apr 2024	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
54 CAIRN ROAD MCCRAE VIC 3938	$900,000	27-Jan-24
28 BOWEN STREET MCCRAE VIC 3938	$1,080,000	11-Feb-24
3 WILGAH ROAD ROSEBUD VIC 3939	$920,000	24-Apr-24

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 adam.alexander@belleproperty.com



54 CAIRN ROAD MCCRAE VIC 3938 Sold Price **$900,000** Sold Date **27-Jan-24**

3 2 2 Distance **0.42km**



28 BOWEN STREET MCCRAE VIC 3938 Sold Price RS **$1,080,000** UN Sold Date **11-Feb-24**

3 1 1 Distance **0.87km**



3 WILGAH ROAD ROSEBUD VIC 3939 Sold Price RS **$920,000** Sold Date **24-Apr-24**

3 2 2 Distance **1.13km**

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

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