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	8 MCLAREN COURT ROSEBUD VIC 3939

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	$1,950,000	&	$2,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	House	Suburb	Rosebud
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
6 DOROTHY COURT MCCRAE VIC 3938	$2,150,000	13-Apr-24
41 MATTHEW STREET MCCRAE VIC 3938	$1,825,000	13-Feb-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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6 DOROTHY COURT MCCRAE VIC 3938

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Sold Price RS **$2,150,000** Sold Date **13-Apr-24**

Distance **1.66km**



41 MATTHEW STREET MCCRAE VIC 3938

4 3 3

Sold Price **$1,825,000** Sold Date **13-Feb-24**

Distance **1.45km**

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

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