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	45 ARTHURS AVENUE 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	$2,000,000	&	$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	Land	Suburb	Mccrae
Period-from	01 Jan 2022	to	31 Dec 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
2 SOMERS AVENUE MCCRAE VIC 3938	$2,180,000	15-Dec-22
2 GEORGIANA PLACE MCCRAE VIC 3938	$2,275,000	16-Dec-22
2 FOORD LANE DROMANA VIC 3936	$2,300,000	15-Oct-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.~~

This Statement of Information was prepared on: 27 January 2023

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2 SOMERS AVENUE MCCRAE VIC 3938

3 2 2

Sold Price RS $2,180,000 Sold Date 15-Dec-22

Distance 1km



2 GEORGIANA PLACE MCCRAE VIC 3938

4 3 3

Sold Price RS $2,275,000 Sold Date 16-Dec-22

Distance 0.98km



2 FOORD LANE DROMANA VIC 3936

2 1 2

Sold Price $2,300,000 Sold Date 15-Oct-22

Distance 1.12km

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

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