

## 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

38 Cairn Road McCrae VIC 3938

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Mccrae

Period-from

01 Nov 2018

to

31 Oct 2019

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 Murray Street McCrae VIC 3938	\$1,203,000	16-Apr-19
4 Murray Street McCrae VIC 3938	\$1,265,000	22-Jun-19
20 Matthew Street McCrae VIC 3938	\$1,150,000	04-Nov-18

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: 06 November 2019



**2 Murray Street McCrae VIC 3938**

Sold Price **\$1,203,000** Sold Date **16-Apr-19**

1 3 4

Distance **0.12km**



**4 Murray Street McCrae VIC 3938**

Sold Price **\$1,265,000** Sold Date **22-Jun-19**

6 3 2

Distance **0.12km**



**20 Matthew Street McCrae VIC 3938**

Sold Price **\$1,150,000** Sold Date **04-Nov-18**

2 1 4

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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