

## 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

3 GRANGE CLOSE 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

\$1,685,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Mccrae

Period-from

01 May 2021

to

30 Apr 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

9 FOOTHILLS AVENUE MCCRAE VIC 3938	\$1,725,000	12-Mar-22
20 CHUNAR GROVE MCCRAE VIC 3938	\$1,740,000	12-Feb-22
1 CHUNAR GROVE MCCRAE VIC 3938	\$1,680,000	14-Oct-21

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: 05 May 2022



## 9 FOOTHILLS AVENUE MCCRAE VIC 3938

6 4 3

Sold Price <sup>RS</sup> **\$1,725,000** Sold Date **12-Mar-22**

Distance -



## 20 CHUNAR GROVE MCCRAE VIC 3938

3 4 2

Sold Price <sup>RS</sup> **\$1,740,000** Sold Date **12-Feb-22**

Distance **0.15km**



## 1 CHUNAR GROVE MCCRAE VIC 3938

5 3 2

Sold Price **\$1,680,000** Sold Date **14-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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