

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



237 BAYVIEW ROAD, MCCRAE, VIC 3938



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$760,000 to \$820,000

MEDIAN SALE PRICE



MCCRAE, VIC, 3938

Suburb Median Sale Price (House)

\$736,250

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



44 RILEY ST, MCCRAE, VIC 3938



Sale Price

***\$795,000**

Sale Date: 04/08/2017

Distance from Property: 420m



22 FAIRWAY CRES, MCCRAE, VIC 3938



Sale Price

\$775,000

Sale Date: 29/05/2017

Distance from Property: 518m



128 FLINDERS ST, MCCRAE, VIC 3938



Sale Price

\$840,000

Sale Date: 28/04/2017

Distance from Property: 568m



This report has been compiled on 26/09/2017 by Real Estate Alliance Victoria Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

237 BAYVIEW ROAD, MCCRAE, VIC 3938

Indicative selling price

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Price Range: \$760,000 to \$820,000

Median sale price

Median price \$736,250

House

Unit

Suburb

MCCRAE

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
44 RILEY ST, MCCRAE, VIC 3938	*\$795,000	04/08/2017
22 FAIRWAY CRES, MCCRAE, VIC 3938	\$775,000	29/05/2017
128 FLINDERS ST, MCCRAE, VIC 3938	\$840,000	28/04/2017