

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

14 Wattle Road, Mccrae Vic 3938

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$817,500

House

X

Unit

Suburb Mccrae

Period - From 01/10/2017

to 31/12/2017

Source REIV

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 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
1	34 Wattle Rd MCCRAE 3938	\$730,000	20/11/2017
2	36 Elwers Rd ROSEBUD 3939	\$705,000	18/04/2017
3	201 Bayview Rd MCCRAE 3938	\$650,000	19/11/2017

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 six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median House Price
December quarter 2017: \$817,500

Comparable Properties



34 Wattle Rd MCCRAE 3938 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 20/11/2017

Rooms: 5

Property Type: House

Land Size: 1120 sqm approx



36 Elwers Rd ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 18/04/2017

Rooms: -

Property Type: House

Land Size: 606 sqm approx



201 Bayview Rd MCCRAE 3938 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 19/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx