



**GRANGER**

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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

5 Wonga Lane McCrae VIC 3938

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median Sale Price

\$767,500 Houses in Mccrae between Feb 2017 - Jan 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**50 Beverley Road McCrae VIC 3938** Sold Price **\$810,000** Sold Date **30-Nov-17**  
 2 2 1 Distance **0.81km**

**19 Outlook Road McCrae VIC 3938** Sold Price **\$865,000** Sold Date **18-Nov-17**  
 3 2 2 Distance **0.13km**



**7 Cairn Road McCrae VIC 3938** Sold Price **\$845,000** Sold Date **14-Oct-17**  
 3 2 4 Distance **1.28km**

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