

# 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

2 Greenmount Avenue, McCrae VIC 3938
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### 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 \$870,000  & \$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period - From  to  Source

### Comparable property sales

**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.