

## 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

22 The Avenue, Mccrae Vic 3938

#### Indicative selling price

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

Single price \$1,400,000

#### Median sale price

Median price \$710,000

House

X

Unit

Suburb Mccrae

Period - From 01/04/2017

to 30/06/2017

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		
2		
3		

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.

Kerryn Mountain CAR REIV  
5987 2800  
0438 283 564  
kerryn@mjross.com.au

**Indicative Selling Price**  
\$1,400,000

**Median House Price**  
June quarter 2017: \$710,000



**Rooms:**  
**Property Type:** House - Duplex  
(Semi-detached)  
**Agent Comments**

Current two unit investment, highest and best use for future development (stca). Positioned in prime beachside location with limited availability of similar sites.

## Comparable Properties

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.