

## 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

141 Bayview Road, Mccrae Vic 3938

#### Indicative selling price

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

Range between \$890,000 & \$970,000

#### Median sale price

Median price \$710,000 House  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	1 Chunar Gr MCCRAE 3938	\$1,000,000	23/02/2017
2	47 Bartels St MCCRAE 3938	\$975,000	29/04/2017
3	2 Greenmount Av MCCRAE 3938	\$900,000	30/08/2017

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.~~

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**Indicative Selling Price**  
\$890,000 - \$970,000  
**Median House Price**  
June quarter 2017: \$710,000



3   -   0

**Rooms:**  
**Property Type:** House  
**Land Size:** 1180 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Chunar Gr MCCRAE 3938 (VG)**

[Agent Comments](#)

5   -   -

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 23/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 776 sqm approx



**47 Bartels St MCCRAE 3938 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 1193 sqm approx



**2 Greenmount Av MCCRAE 3938 (REI)**

[Agent Comments](#)

4   2   3

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 30/08/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 681 sqm approx