

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

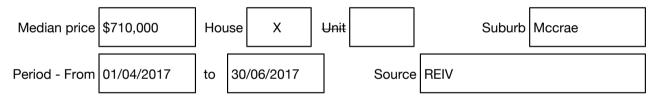
Address	2/144 Flinders Street, Mccrae Vic 3938		
Including suburb and			
postcode			

Indicative selling price

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

Range between	\$780,000	&	\$858,000	
	1			

Median sale price



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	6 Georgiana PI MCCRAE 3938	\$940,000	17/12/2016
2	10 Arthurs Av MCCRAE 3938	\$860,000	13/05/2017
3	29 Bayview Rd MCCRAE 3938	\$785,000	20/03/2017

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.

Account - Eview Group | P: 03 5971 0300 | F: 03 5971 0388

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments

Joel Hood 03 5971 0300 0429 886 188 joel.hood@eview.com.au

Indicative Selling Price \$780,000 - \$858,000 Median House Price June quarter 2017: \$710,000

Comparable Properties

	6 Georgiana PI MCCRAE 3938 (REI/VG) 4 3 6 Georgiana PI MCCRAE 3938 (REI/VG) 5 Complexity of the set of the	Agent Comments
	10 Arthurs Av MCCRAE 3938 (REI/VG) 1 A 2 2 2 Price: \$860,000 Method: Private Sale Date: 13/05/2017 Rooms: 8 Property Type: House Land Size: 654 sqm approx	Agent Comments
Hodeingslare	29 Bayview Rd MCCRAE 3938 (REI/VG) 4 3 3 1 Price: \$785,000 Method: Private Sale Date: 20/03/2017 Rooms: 7 Property Type: House Land Size: 1074 sqm approx	Agent Comments

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