

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 2/144 Flinders Street, Mccrae Vic 3938

Indicative selling price

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

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

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	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.~~

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



Rooms:
Property Type:
Agent Comments

Comparable Properties



6 Georgiana PI MCCRAE 3938 (REI/VG)

[Agent Comments](#)



Price: \$940,000
Method: Private Sale
Date: 17/12/2016
Rooms: -
Property Type: House
Land Size: 511 sqm approx



10 Arthurs Av MCCRAE 3938 (REI/VG)

[Agent Comments](#)



Price: \$860,000
Method: Private Sale
Date: 13/05/2017
Rooms: 8
Property Type: House
Land Size: 654 sqm approx



29 Bayview Rd MCCRAE 3938 (REI/VG)

[Agent Comments](#)



Price: \$785,000
Method: Private Sale
Date: 20/03/2017
Rooms: 7
Property Type: House
Land Size: 1074 sqm approx