

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

3/45 Armstrong Road McCrae VIC 3938

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Mccrae

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

1/57 Armstrong Road McCrae VIC 3938	\$775,000	24-Jul-19
5A Potton Avenue Rosebud VIC 3939	\$685,000	16-Apr-19
4A Catherine Street McCrae VIC 3938	\$700,000	12-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 24 September 2019



GRANGER
Mike O'Neill

M 0428 548 201

E mike.oneill@granger.com.au



1/57 Armstrong Road McCrae VIC 3938

3 2 2

Sold Price

^{RS}

\$775,000

Sold Date

24-Jul-19

Distance

0.09km



5A Potton Avenue Rosebud VIC 3939

3 2 2

Sold Price

\$685,000

Sold Date

16-Apr-19

Distance

0.85km



4A Catherine Street McCrae VIC 3938

3 2 2

Sold Price

^{RS}

\$700,000

Sold Date

12-Aug-19

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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