

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	2/1 Cowley Street, McCrae Vic 3938
---	------------------------------------

Indicative selling price

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

Range between	\$690,000	&	\$750,000
---------------	-----------	---	-----------

Median sale price

Median price	\$860,000	House	X	Unit		Suburb	McCrae
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

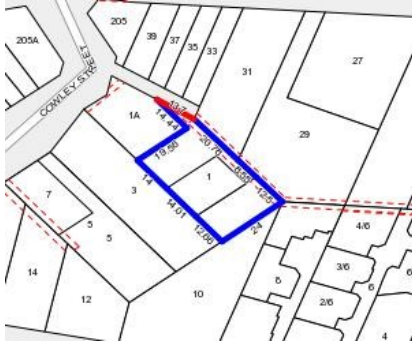
Comparable property sales (*Delete A or B below as applicable)

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	14 Parkmore Rd ROSEBUD 3939	\$736,037	20/04/2018
2	1/3 Pengana St ROSEBUD 3939	\$730,000	15/11/2017
3	2/169-171 Bayview Rd MCCRAE 3938	\$680,000	14/03/2018

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.



Rooms:
Property Type:
Agent Comments

Comparable Properties



14 Parkmore Rd ROSEBUD 3939 (REI)

Agent Comments



Price: \$736,037
Method: Private Sale
Date: 20/04/2018
Rooms: 7
Property Type: House
Land Size: 165 sqm approx

1/3 Pengana St ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 15/11/2017
Rooms: -
Property Type: House (Res)



2/169-171 Bayview Rd MCCRAE 3938 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 382 sqm approx