



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address (including Suburb and postcode)

225 Bayview Road, MCCRAE, 3938

Indicative selling price

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

Single Price

or range between

\$750,000

&

\$790,000

Median sale price

Median price

\$736,250

Property type

House

Suburb

MCCRAE, 3938

Period from

12/06/2017

to

12/11/2017

Source

Core Logic

Comparable property sale

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

191 Bayview Road, MCCRAE, 3938 Victoria

\$840,000

09/11/2017

141 Bayview Road, MCCRAE, 3938 Victoria

\$970,000

09/11/2017

7 Cairn Road, MCCRAE, 3938 Victoria

\$845,000

25/10/2017