

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 GLENDALE GROVE, MCCRAE, VIC 3938

3 2 1

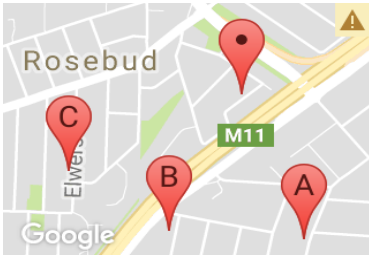
Indicative Selling Price

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

Price Range: **\$750,000 to \$825,000**

Provided by: Robert Magnano, eview Group Southern Peninsula

MEDIAN SALE PRICE



MCCRAE, VIC, 3938

Suburb Median Sale Price (House)

\$726,750

01 July 2016 to 30 June 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

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.



128 FLINDERS ST, MCCRAE, VIC 3938

4 2 2

Sale Price

\$840,000

Sale Date: 28/04/2017

Distance from Property: 552m



6 MORRIS RD, MCCRAE, VIC 3938

4 2 4

Sale Price

\$795,000

Sale Date: 08/03/2017

Distance from Property: 538m



36 ELWERS RD, ROSEBUD, VIC 3939

4 2 2

Sale Price

\$705,000

Sale Date: 18/04/2017

Distance from Property: 621m



This report has been compiled on 15/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricfinder.com.au

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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

8 GLENDALE GROVE, MCCRAE, VIC 3938

Indicative selling price

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Price Range: \$750,000 to \$825,000

Median sale price

Median price \$726,750

House

Unit

Suburb

MCCRAE

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
128 FLINDERS ST, MCCRAE, VIC 3938	\$840,000	28/04/2017
6 MORRIS RD, MCCRAE, VIC 3938	\$795,000	08/03/2017
36 ELWERS RD, ROSEBUD, VIC 3939	\$705,000	18/04/2017