

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

9 BURRELL STREET 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

\$1,380,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Mccrae

Period-from

01 May 2024

to

30 Apr 2025

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

39 MATTHEW STREET MCCRAE VIC 3938

\$1,450,000

25-Jan-25

44 THE BOULEVARD MCCRAE VIC 3938

\$1,450,000

05-Feb-25

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.

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39 MATTHEW STREET MCCRAE VIC 3938

4

3

2

Sold Price

RS

\$1,450,000

Sold Date

25-Jan-25

Distance

0.99km

44 THE BOULEVARD MCCRAE VIC 3938

4

2

2

Sold Price

\$1,450,000

Sold Date

05-Feb-25

Distance

0.8km

RS = Recent sale UN = Undisclosed Sale

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