

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 90 McDonalds Road, Catani, VIC 3981

Indicative selling price

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

Price Range

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$887,500

Property Type

House

Suburb

Catani (3981)

Period - From

01/07/2022

to

30/06/2023

Source

Pricefinder

Comparable property sales

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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
65 WALSHES RD, CATANI, VIC 3981	\$1,300,000	20/02/2023
375 FOURTEEN MILE RD, GARFIELD, VIC 3814	\$1,650,000	21/02/2023
5 WALSHES RD, CATANI, VIC 3981	\$1,800,000	22/06/2023

This Statement of Information was prepared on: 09/08/2023