

## 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

2/80 MCCRAE STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 2024

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

1/117 HERBERT STREET DANDENONG VIC 3175	\$556,000	27-Dec-23
2/14 OLIVE STREET DANDENONG VIC 3175	\$520,000	13-Mar-24

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.

This Statement of Information was prepared on: 30 May 2024



## OBrien Real Estate

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### 1/117 HERBERT STREET DANDENONG VIC 3175

2 1 2

Sold Price <sup>RS</sup> **\$556,000** <sup>UN</sup> Sold Date **27-Dec-23**

Distance **1.12km**



### 2/14 OLIVE STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$520,000** Sold Date **13-Mar-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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