

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

2/97 MCCRAE STREET DANDENONG VIC 3175

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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 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

2/21 WILSON STREET DANDENONG VIC 3175	\$394,000	16-Nov-23
6/6 ARATULA STREET DANDENONG VIC 3175	\$380,000	02-Mar-24
9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-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.

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**2/21 WILSON STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$394,000** Sold Date **16-Nov-23**

Distance **0.31km**



**6/6 ARATULA STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$380,000** Sold Date **02-Mar-24**

Distance **0.79km**



**9/27 STUD ROAD DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$380,000** Sold Date **12-Jan-24**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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