

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

5/7 MCFARLANE CRESCENT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

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

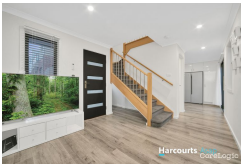
4/3 ARATULA STREET DANDENONG VIC 3175	482500	26-Nov-23
1/101 CLOW STREET DANDENONG VIC 3175	515000	05-Feb-24

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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**4/3 ARATULA STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **482500** Sold Date **26-Nov-23**

Distance **0.94km**



**1/101 CLOW STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price ^{RS} **515000** Sold Date **05-Feb-24**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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