

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

4/129 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 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

1/2 POWER STREET DANDENONG VIC 3175	\$543,000	08-Oct-24
5/11 NEW STREET DANDENONG VIC 3175	\$488,000	30-Jan-25
2/63 HAMMOND ROAD DANDENONG VIC 3175	\$495,000	14-Oct-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: 19 February 2025

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**1/2 POWER STREET DANDENONG
 VIC 3175**

2 1 1

Sold Price **\$543,000** Sold Date **08-Oct-24**

Distance **0.39km**



**5/11 NEW STREET DANDENONG
 VIC 3175**

2 1 1

Sold Price ^{RS} **\$488,000** Sold Date **30-Jan-25**

Distance **0.71km**



**2/63 HAMMOND ROAD
 DANDENONG VIC 3175**

3 1 -

Sold Price **\$495,000** Sold Date **14-Oct-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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