

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

4/21 MACPHERSON 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

\$490,000

&

\$540,000

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

5/21 MACPHERSON STREET DANDENONG VIC 3175	\$505,000	15-Dec-23
3/4 MACPHERSON STREET DANDENONG VIC 3175	\$502,000	08-Jan-24
2/11 CLEMENT STREET DANDENONG VIC 3175	\$500,000	16-Dec-23

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: 02 April 2024



**5/21 MACPHERSON STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$505,000** Sold Date **15-Dec-23**

Distance **0.02km**



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

2 1 -

Sold Price **\$502,000** Sold Date **08-Jan-24**

Distance **0.2km**



**2/11 CLEMENT STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$500,000** Sold Date **16-Dec-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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