

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

2/101 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,625

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/90 Clow Street Dandenong VIC 3175	\$390,000	29-Sep-20
21/6 Huckson Street Dandenong VIC 3175	\$400,000	18-Oct-20
3/12 Prunus Grove Doveton VIC 3177	\$400,000	27-Oct-20

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: 23 February 2021



2/90 Clow Street Dandenong VIC 3175

Sold Price

\$390,000

Sold Date **29-Sep-20**

 2  1  1

Distance **0.73km**



21/6 Huckson Street Dandenong VIC 3175

Sold Price

\$400,000

Sold Date **18-Oct-20**

 2  1  1

Distance **1.31km**



3/12 Prunus Grove Doveton VIC 3177

Sold Price

Sold Date **27-Oct-20**

 2  1  1

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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