

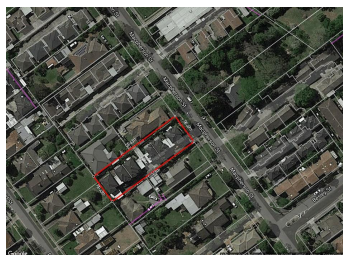
STATEMENT OF INFORMATION

6/16 MACPHERSON STREET, DANDENONG, VIC 3175

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/16 MACPHERSON STREET,

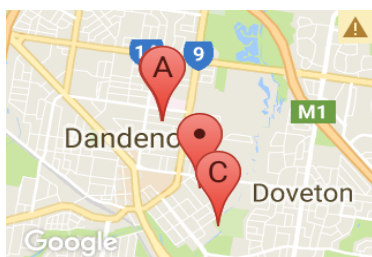
 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$520,000 to \$570,000

MEDIAN SALE PRICE



DANDENONG, VIC, 3175

Suburb Median Sale Price (Unit)

\$350,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/61 ANN ST, DANDENONG, VIC 3175

 3  2  1

Sale Price

\$543,000

Sale Date: 13/11/2017

Distance from Property: 1.1km



2/61 ANN ST, DANDENONG, VIC 3175

 3  2  1

Sale Price

\$550,000

Sale Date: 30/12/2017

Distance from Property: 1.1km



16/46 WEDGE ST, DANDENONG, VIC 3175

 3  2  2

Sale Price

\$570,000

Sale Date: 03/10/2017

Distance from Property: 597m



This report has been compiled on 06/03/2018 by Matthieu Babet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/16 MACPHERSON STREET, DANDENONG, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$520,000 to \$570,000

Median sale price

Median price

\$350,000

House

Unit

X


Suburb

DANDENONG

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/61 ANN ST, DANDENONG, VIC 3175	\$543,000	13/11/2017
2/61 ANN ST, DANDENONG, VIC 3175	\$550,000	30/12/2017
16/46 WEDGE ST, DANDENONG, VIC 3175	\$570,000	03/10/2017