



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 40 Hughes Crescent, DANDENONG NORTH 3175

Indicative selling price

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

Range \$510,000 - \$550,000

Median sale price

Median **House** for **DANDENONG NORTH** for period **Apr 2018 - Jun 2018**

Sourced from **Pricefinder**.

\$647,500

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 the most comparable to the property for sale.

26 Curtin Crescent,
Dandenong North 3175 **Price \$530,000** Sold 23 May 2018

24 Deakin Crescent,
Dandenong North 3175 **Price \$515,000** Sold 12 July 2018

12 Scullin Crescent,
Dandenong North 3175 **Price \$510,000** Sold 28 July 2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

McLennan Real Estate Pty Ltd

First floor, 126 Walker Street,
Dandenong VIC 3175

Contact agents



John Ratnam

03 9791 5922

0414 556 517

j.ratnam@mcLennanrealestate.com.au



Mick Whelan

03 9791 5922

0416 003 505

m.whelan@mcLennanrealestate.com.au

