



SCHROEDER & WALLIS

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Property Offered for Sale: **11/99 McCrae Street, Dandenong 3175**



Indicative Selling Price:

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

Range Between: **\$240,000 - \$264,000**



Median Sale Price:

\$370,000 for Units in Dandenong

Source: Real Estate Institute of Victoria (REIV) for the period April 2017 - June 2017

Comparable Property Sales:

These are the 3 properties sold within 2 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.

Property Address				Sale Date	Sale Price
9/64-66 Scott Street, Dandenong	2	1	1	29/06/2017	\$262,000
11/33 Keys Street, Dandenong	2	1	1	04/07/2017	\$258,500
6/7 James Street, Dandenong	2	1	1	29/06/2017	\$245,000

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 REIV.