

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

37 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

\$980,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

24 CANBERRA AVENUE DANDENONG VIC 3175	\$1,030,000	09-Dec-23
16 MULGOA AVENUE DANDENONG NORTH VIC 3175	\$950,000	09-Jan-24
14 ARATULA STREET DANDENONG VIC 3175	\$970,000	21-Mar-24

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: 22 May 2024



24 CANBERRA AVENUE DANDENONG VIC 3175

3 1 1

Sold Price ^{RS} **\$1,030,000** ^{UN} Sold Date **09-Dec-23**

Distance **1.82km**



16 MULGOA AVENUE DANDENONG NORTH VIC 3175

3 1 2

Sold Price **\$950,000** Sold Date **09-Jan-24**

Distance **3.17km**



14 ARATULA STREET DANDENONG VIC 3175

4 2 2

Sold Price ^{RS} **\$970,000** Sold Date **21-Mar-24**

Distance **0.5km**



9 EDITH STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$1,045,000** Sold Date **15-Dec-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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