

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

10/99 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

\$260,000

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2022

to

31 Dec 2022

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

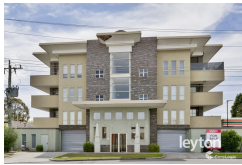
Date of sale

12/61-63 CLOW STREET DANDENONG VIC 3175	\$281,000	06-Feb-22
5/57 CLOW STREET DANDENONG VIC 3175	\$275,000	26-Sep-22
3/12 STUD ROAD DANDENONG VIC 3175	\$260,000	29-Aug-22

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: 12 January 2023



**12/61-63 CLOW STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$281,000

Sold Date **06-Feb-22**

Distance **0.79km**



**5/57 CLOW STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

^{RS} **\$275,000** ^{UN}

Sold Date **26-Sep-22**

Distance **0.82km**



**3/12 STUD ROAD DANDENONG VIC
3175**

2 1 1

Sold Price

\$260,000

Sold Date **29-Aug-22**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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