

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

5/97 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2023

to

30 Jun 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

9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-24
1/5 CARROLL AVENUE DANDENONG VIC 3175	\$400,000	03-Jun-24
2/201 DAVID STREET DANDENONG VIC 3175	\$430,000	30-May-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: 03 July 2024



9/27 STUD ROAD DANDENONG VIC 3175

 2  1  1

Sold Price

\$380,000

Sold Date

12-Jan-24

Distance

1.06km



1/5 CARROLL AVENUE DANDENONG VIC 3175

 2  1  1

Sold Price

^{RS} **\$400,000**

Sold Date

03-Jun-24

Distance

1.4km



2/201 DAVID STREET DANDENONG VIC 3175

 2  1  1

Sold Price

^{RS} **\$430,000**

Sold Date

30-May-24

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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