

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

2/111 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 2021

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

3/13 Grant Street Dandenong VIC 3175	\$520,000	29-Jul-21
2/28 Grace Avenue Dandenong VIC 3175	\$480,000	29-Jul-21
25/35 David Street Dandenong VIC 3175	\$515,000	27-Sep-21

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: 13 December 2021



3/13 Grant Street Dandenong VIC 3175

Sold Price

\$520,000

Sold Date

29-Jul-21

 2

 1

 1

Distance

0.95km



2/28 Grace Avenue Dandenong VIC 3175

Sold Price

\$480,000

Sold Date

29-Jul-21

 2

 1

 1

Distance

1.31km



25/35 David Street Dandenong VIC 3175

Sold Price

\$515,000

Sold Date

27-Sep-21

 2

 1

 1

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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