

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

6/103 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2022

to

30 Jun 2023

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

7/103 MCCRAE STREET DANDENONG VIC 3175	\$349,999	01-Jun-22
11/99 MCCRAE STREET DANDENONG VIC 3175	\$309,999	23-Jun-22
10/99 MCCRAE STREET DANDENONG VIC 3175	\$264,000	18-Jan-23

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: 05 July 2023



**7/103 MCCRAE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$349,999** Sold Date **01-Jun-22**

Distance **0.01km**



**11/99 MCCRAE STREET
DANDENONG VIC 3175**

2 1 -

Sold Price **\$309,999** Sold Date **23-Jun-22**

Distance **0.05km**



**10/99 MCCRAE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$264,000** Sold Date **18-Jan-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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