

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

74 McFees Road Dandenong North 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Dandenong North

Period-from

01 Jan 2019

to

31 Dec 2019

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

13 Devira Street Dandenong North VIC 3175	\$591,000	09-Nov-19
124 McFees Road Dandenong North VIC 3175	\$550,000	22-Oct-19
16 Booth Crescent Dandenong North VIC 3175	\$555,000	13-Aug-19

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: 20 January 2020



13 Devira Street Dandenong North VIC 3175

Sold Price

RS

\$591,000

Sold Date

09-Nov-19



3



1



3

Distance

0.22km



124 McFees Road Dandenong North VIC 3175

Sold Price

\$550,000

Sold Date

22-Oct-19



3



1



2

Distance

0.53km



16 Booth Crescent Dandenong North VIC 3175

Sold Price

\$555,000

Sold Date

13-Aug-19



3



1



4

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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