

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<br>Including suburb and<br>postcode | 11/99 McCrae Street, Dandenong, VIC 3175 |
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$290,000 | & | \$319,000 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                  |
|---------------|------------|---------------|------------|--------|------------------|
| Median price  | \$500,000  | Property Type | Unit       | Suburb | Dandenong (3175) |
| Period - From | 01/01/2024 | to            | 30/04/2024 | Source | REIV             |

Comparable property sales

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 six months.

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| This Statement of Information was prepared on: | 27/05/2024 |
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