

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	2 Mckenry Place Dandenong North, 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).

Range between	\$690,000 & \$755,000
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### Median sale price

Median price	\$710,000	Property Type	HOUSE	Suburb	DANDENONG NORTH
Period - From	06-Mar-2023	to	05-Mar-2024	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	113 Rawdon Hill Drive, Dandenong North, Vic 3175	\$695,000	07-Dec-2023
2	438 Police Road, Dandenong North, Vic 3175	\$730,000	11-Jan-2024
3	9 Pearson Street, Dandenong North, Vic 3175	\$750,000	28-Dec-2023

This statement of information was prepared on 05-Mar-2024 at 3:54:39 PM EST