## 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

65 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 \$610,000 & \$670,000	Single Price		or range between	\$610,000	&	\$670,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$691,000	Prop	erty type	pe House		Suburb	Dandenong North
Period-from	01 Dec 2020	to	30 Nov 2	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
51 Boyd Street Dandenong North VIC 3175	\$640,000	08-Jul-21
7 Downard Crescent Dandenong North VIC 3175	\$666,000	23-Oct-21
4 Deakin Crescent Dandenong North VIC 3175	\$670,000	02-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: 02 December 2021





Steve Harrison

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51 Boyd Street Dandenong North **VIC 3175** 

Sold Price

**\$640,000** Sold Date

08-Jul-21

**■** 3 ₾ 1

**=** 3

⇔ 3

Distance

0.34km



7 Downard Crescent Dandenong North VIC 3175

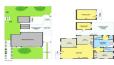
\$ 2

Sold Price

RS \$666,000 Sold Date 23-Oct-21

Distance

0.34km



4 Deakin Crescent Dandenong North VIC 3175

> ₾ 1 \$ 2

₾ 1

Sold Price

\$670,000 Sold Date 02-Sep-21

Distance

0.36km

**RS** = Recent sale

UN = Undisclosed Sale

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