

## 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

1/93 Mccrae Street, Dandenong Vic 3175

#### Indicative selling price

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

Range between

\$480,000

&

\$525,000

#### Median sale price

Median price

\$605,000

House

X

Unit

Suburb

Dandenong

Period - From

01/07/2018

to

30/06/2019

Source

REIV

#### 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 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	20 Rodwell St DANDENONG 3175	\$560,000	08/04/2019
2	2/15 Grace Av DANDENONG 3175	\$542,000	19/04/2019
3	42 Dawn Av DANDENONG 3175	\$500,000	14/03/2019

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 six months.



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$525,000  
**Median House Price**  
Year ending June 2019: \$605,000

## Comparable Properties



**20 Rodwell St DANDENONG 3175 (REI/VG)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 08/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 344 sqm approx



**2/15 Grace Av DANDENONG 3175 (REI/VG)**

**Agent Comments**



**Price:** \$542,000  
**Method:** Private Sale  
**Date:** 19/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)

**42 Dawn Av DANDENONG 3175 (VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 14/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx