

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	1/93 Mccrae Street, Dandenong Vic 3175
Including suburb and	· · · · · · · · · · · · · · · · · · ·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$480,000	&	\$525,000
		1	

Median sale price

Median price	\$605,000	Hou	use 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.

Add	dress 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.

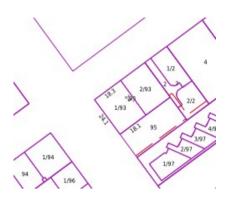




activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)





Price: \$560,000 Method: Private Sale Date: 08/04/2019 Rooms: 5

Property Type: House Land Size: 344 sqm approx **Agent Comments**



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





Price: \$542,000 Method: Private Sale Date: 19/04/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments





Price: \$500,000 Method: Sale Date: 14/03/2019

Rooms: -

Property Type: House (Res) Land Size: 632 sqm approx

Agent Comments

Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869

