

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

1/6 Macpherson Street Dandenong 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

or range
between

\$425,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

3/17 Burrows Avenue Dandenong VIC 3175	\$455,000	20-Jan-21
1/23 Parkview Close Dandenong VIC 3175	\$470,000	25-Feb-21
2/28 David Street Dandenong VIC 3175	\$450,000	17-Dec-20

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: 06 May 2021



3/17 Burrows Avenue Dandenong VIC 3175

 2
  1
  2

Sold Price

\$455,000

Sold Date

20-Jan-21

Distance

0.93km


1/23 Parkview Close Dandenong VIC 3175

 2
  1
  2

Sold Price

\$470,000

Sold Date

25-Feb-21

Distance

1.19km


2/28 David Street Dandenong VIC 3175

 2
  1
  1

Sold Price

\$450,000

Sold Date

17-Dec-20

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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