



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2/4 Macpherson Street, DANDENONG 3175

Indicative selling price

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

Range \$430,000 - \$460,000

Median sale price

Median **Unit** for **DANDENONG** for period **Jan 2019 - Dec 2019**

Sourced from **Pricefinder**.

\$335,000

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 the most comparable to the property for sale.

2/73 Clow Street, Dandenong 3175	Price \$450,000 Sold 19 August 2019
2/85 Herbert Street, Dandenong 3175	Price \$412,500 Sold 10 September 2019
2/117 Herbert Street, Dandenong 3175	Price \$475,000 Sold 03 August 2019

This Statement of Information was prepared on 9th Jan 2020

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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