

## 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

3/4 MACPHERSON STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/99 CLOW STREET DANDENONG VIC 3175	\$542,000	16-Jun-23
1/15 POWER STREET DANDENONG VIC 3175	\$505,000	19-Aug-23
1/43 RONALD STREET DANDENONG VIC 3175	\$570,000	27-Sep-23

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: 15 December 2023



### 1/99 CLOW STREET DANDENONG VIC 3175

 3  2  2

Sold Price

**\$542,000**

Sold Date

**16-Jun-23**

Distance

**0.23km**


### 1/15 POWER STREET DANDENONG VIC 3175

 3  1  1

Sold Price

**\$505,000**

Sold Date

**19-Aug-23**

Distance

**0.42km**


### 1/43 RONALD STREET DANDENONG VIC 3175

 3  1  1

Sold Price

**\$570,000**

Sold Date

**27-Sep-23**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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