

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/97 Mccrae Street Dandenong, 3175
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Indicative selling price

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

Range between	\$390,000.00 & \$425,000.00
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Median sale price

Median price	\$402,000.00	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Mar-2021	to	28-Feb-2022	Source	REA

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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/23 Hemmings Street, Dandenong, Vic 3175	\$435,500.00	14-Dec-2021
2	11/35 Herbert Street, Dandenong, Vic 3175	\$412,309.00	01-Mar-2022
3	15/10 Tarene Street, Dandenong, Vic 3175	\$405,000.00	03-Jan-2022

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