

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

7/103 MCCRAE 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

5/97 MCCRAE STREET DANDENONG VIC 3175	\$390,000	05-Sep-24
3/16 NEW STREET DANDENONG VIC 3175	\$428,000	16-Jul-24
6 ARATULA STREET DANDENONG VIC 3175	\$380,000	02-Mar-24

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: 16 October 2024



5/97 MCCRAE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$390,000** Sold Date **05-Sep-24**

Distance **0.07km**


3/16 NEW STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$428,000** Sold Date **16-Jul-24**

Distance **0.33km**


6 ARATULA STREET DANDENONG VIC 3175

 2
  -
  -

Sold Price

^{RS} **\$380,000** Sold Date **02-Mar-24**

Distance **0.8km**
RS = Recent sale

UN = Undisclosed Sale

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