

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

1/120 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 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

1A/111 McCrae Street Dandenong VIC 3175	\$626,500	05-Mar-21
1/15 Frederick Street Dandenong VIC 3175	\$640,000	28-Jan-21
1/53 King Street Dandenong VIC 3175	\$630,000	04-Mar-21

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: 12 July 2021



**1A/111 McCrae Street Dandenong
 VIC 3175**

 3  2  2

Sold Price

\$626,500

Sold Date

05-Mar-21

Distance

0.14km



**1/15 Frederick Street Dandenong
 VIC 3175**

 3  2  2

Sold Price

\$640,000

Sold Date

28-Jan-21

Distance

0.8km



**1/53 King Street Dandenong VIC
 3175**

 3  2  2

Sold Price

^{RS} **\$630,000**

Sold Date

04-Mar-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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