

STATEMENT OF INFORMATION

5/16 MACPHERSON STREET, DANDENONG, VIC

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/16 MACPHERSON STREET,

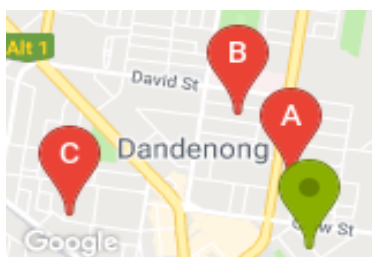
3 2 2

Indicative Selling Price

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

Price Range: 510,000 to 550,000

MEDIAN SALE PRICE



DANDENONG, VIC, 3175

Suburb Median Sale Price (Unit)

\$350,000

01 January 2018 to 30 June 2018

Provided by:

COMPARABLE PROPERTIES

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.



8/32 STUD RD, DANDENONG, VIC 3175

3 2 1

Sale Price

\$505,000

Sale Date: 29/03/2018

Distance from Property: 530m



3/61 ANN ST, DANDENONG, VIC 3175

3 2 1

Sale Price

\$543,000

Sale Date: 13/11/2017

Distance from Property: 1.1km



2/86 SCOTT ST, DANDENONG, VIC 3175

3 2 2

Sale Price

\$542,000

Sale Date: 14/10/2017

Distance from Property: 1.6km



This report has been compiled on 30/07/2018 by Matthieu Babet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address
Including suburb and

5/16 MACPHERSON STREET, DANDENONG, VIC

Indicative selling price

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

Price Range: 510,000 to 550,000

Median sale price

Median price

\$350,000

House

Unit

X

Suburb

DANDENONG

Period

01 January 2018 to 30 June 2018

Source



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	Price	Date of sale
8/32 STUD RD, DANDENONG, VIC 3175	\$505,000	29/03/2018
3/61 ANN ST, DANDENONG, VIC 3175	\$543,000	13/11/2017
2/86 SCOTT ST, DANDENONG, VIC 3175	\$542,000	14/10/2017