

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

41 Mcfees Road, Dandenong North - VIC - 3175
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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 \$ 670,000 & \$ 700,000

Median sale price

Median price \$ 655,000 Property type **House** Suburb Dandenong North

Period - From 01/05/2020 to 28/05/2021 Source PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometers 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
13 Darwin Street Dandenong North VIC 3175	\$ 691,000	26/06/2021
2 Pamir Street Dandenong North VIC 3175	\$ 715,000	18/06/2021
1549 Heatherton Road Dandenong North VIC 3175	\$ 665,000	07/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months-

This Statement of Information was prepared on: 17/07/2021