



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 126 McCrae Street, DANDENONG 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$680,000 - \$748,000**

### Median sale price

Median **House** for **DANDENONG** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$595,000**

### 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 the most comparable to the property for sale.

**53 Ann Street,**  
Dandenong 3175

Price **\$800,000** Sold 24  
August 2019

**29 King Street,**  
Dandenong 3175

Price **\$700,000** Sold 08 May  
2019

**14 Herbert Street,**  
Dandenong 3175

Price **\$720,000** Sold 12  
October 2019

This Statement of Information was prepared on 16th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



5 beds



2 baths



3 parking

McLennan

**McLennan Real Estate Pty Ltd**

First floor, 126 Walker Street,  
Dandenong VIC 3175

### Contact agents



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