

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

1/84 Mckeon Circuit, Dandenong North Vic 3175

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Dandenong North

Period - From 20/02/2022

to

19/02/2023

Source REIV

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 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
1	1/13 Omalley Cr DANDENONG NORTH 3175	\$590,000	30/01/2023
2	1/22 Mckeon Cirt DANDENONG NORTH 3175	\$550,000	26/09/2022
3			

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 six months.

This Statement of Information was prepared on:

20/02/2023 17:55