

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/39 Macpherson 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 \$450,000 - \$495,000**

### Median sale price

Median **House** for **DANDENONG** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$350,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**8 Aratula Street,**  
Dandenong 3175

Price **\$470,000** Sold 01  
February 2018

**3/8 Aratula Street,**  
Dandenong 3175

Price **\$455,000** Sold 27  
November 2017

**1/26 Burrows Avenue,**  
Dandenong 3175

Price **\$475,000** Sold 03  
October 2017

### 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



3 beds



1 baths



2 parking

**Ray White Noble  
Park/Springvale**

42 Douglas St,  
Noble Park VIC 3174

### Contact agents



**Clyde Lobo**  
Ray White

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**RayWhite**