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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/2 McLean Crescent Dandenong North VIC 3175

2 1 1

## Indicative Selling Price

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

Range between \$375,000 & \$412,000

## Median Sale Price

\$457,500 Units in Dandenong north between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2/8 Coleman Court Dandenong North VIC 3175**

2 1 2

Sold Price

**\$410,000**

Sold Date

**25-Feb-19**

Distance

**0.97km**



**2/16 Edgewood Road Dandenong VIC 3175**

2 1 1

Sold Price

**\$420,000**

Sold Date

**27-Sep-18**

Distance

**1.22km**



**2/15 Rawdon Hill Drive Dandenong North VIC 3175**

2 1 1

Sold Price

**\$385,000**

Sold Date

**13-Feb-19**

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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