

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

2/1 DALGETY STREET DANDENONG VIC 3175

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

2/35 HAMMOND ROAD DANDENONG VIC 3175	\$492,000	16-Jun-22
3/2 CANBERRA AVENUE DANDENONG VIC 3175	\$566,500	11-Jul-22
1/24 DALGETY STREET DANDENONG VIC 3175	\$521,000	14-May-22

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 6 months.~~

This Statement of Information was prepared on: 29 August 2022



**2/35 HAMMOND ROAD
DANDENONG VIC 3175**

3 1 1

Sold Price **\$492,000** Sold Date **16-Jun-22**

Distance **0.06km**



**3/2 CANBERRA AVENUE
DANDENONG VIC 3175**

3 1 1

Sold Price **\$566,500** Sold Date **11-Jul-22**

Distance **0.17km**



**1/24 DALGETY STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$521,000** Sold Date **14-May-22**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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