

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

4/41-43 Bruce 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/11 Carroll Avenue Dandenong VIC 3175	\$410,000	29-Jul-19
3/21 Herbert Street Dandenong VIC 3175	\$405,000	15-May-18
2/5 Sixth Avenue Dandenong VIC 3175	\$430,000	02-Feb-19

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: 25 September 2019



1/11 Carroll Avenue Dandenong VIC 3175

Sold Price

RS

\$410,000

Sold Date

29-Jul-19

3

1

1

Distance

0.19km



3/21 Herbert Street Dandenong VIC 3175

Sold Price

\$405,000

Sold Date

15-May-18

3

1

1

Distance

0.73km



2/5 Sixth Avenue Dandenong VIC 3175

Sold Price

\$430,000

Sold Date

02-Feb-19

3

1

1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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