

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/10-14 Rodd Street Dandenong, 3175
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### Indicative selling price

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

Range between	\$650,000 & \$700,000
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### Median sale price

Median price	\$590,500	Property Type	UNIT	Suburb	DANDENONG
Period - From	07-Feb-2024	to	06-Feb-2025	Source	REA

### Comparable property sales

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 Purdy Avenue, Dandenong, Vic 3175	\$668,000	06-Dec-2024
2	2/22 James street, Dandenong, Vic 3175	\$665,000	05-Dec-2024
3	2/53 King Street, Dandenong, Vic 3175	\$710,000	23-Sep-2024

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