

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

47 Alex Scott Way 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 2021

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

3 Vanner Lane Dandenong VIC 3175	\$600,000	30-Oct-20
3/15 Clement Street Dandenong VIC 3175	\$480,000	30-Nov-20
3/56 Hemmings Street Dandenong VIC 3175	\$470,000	24-Nov-20

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: 17 May 2021



3 Vanner Lane Dandenong VIC 3175 Sold Price **\$600,000** Sold Date **30-Oct-20**

 3  2  2

Distance **1.23km**



3/15 Clement Street Dandenong VIC 3175 Sold Price **\$480,000** Sold Date **30-Nov-20**

 2  2  1

Distance **1.62km**



3/56 Hemmings Street Dandenong VIC 3175 Sold Price **\$470,000** Sold Date **24-Nov-20**

 3  2  1

Distance **1.13km**



9 Alex Scott Way Dandenong VIC 3175 Sold Price **\$467,000** Sold Date **27-Nov-20**

 2  1  1

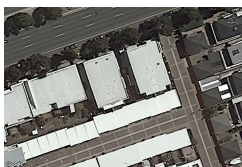
Distance **0.1km**



3/22 Canberra Avenue Dandenong VIC 3175 Sold Price **\$350,000** Sold Date **16-Nov-20**

 2  2  1

Distance **0.42km**



15 Derbyshire Lane Dandenong VIC 3175 Sold Price **\$413,000** Sold Date **21-Nov-20**

 2  1  1

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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89 Hornsby Street Dandenong VIC 3175

Sold Price

\$418,000

Sold Date

18-Aug-20

 2

 1

 1

Distance

0.5km



3/5 Fox Street Dandenong VIC 3175

Sold Price

\$438,500

Sold Date

19-Nov-20

 2

 1

 1

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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