

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

38 King George Parade 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2021

to

31 Jan 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

7 Wallace Avenue Dandenong VIC 3175	\$690,000	27-Nov-21
10 Elray Avenue Dandenong VIC 3175	\$735,000	01-Dec-21
44 Edward Avenue Dandenong VIC 3175	\$802,000	19-Feb-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.~~

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7 Wallace Avenue Dandenong VIC 3175

Sold Price

^{RS} **\$690,000**

Sold Date

27-Nov-21

3

1

1

Distance

0.14km



10 Elray Avenue Dandenong VIC 3175

Sold Price

^{RS} **\$735,000**

Sold Date

01-Dec-21

3

1

2

Distance

0.15km



44 Edward Avenue Dandenong VIC 3175

Sold Price

^{RS} **\$802,000**

Sold Date

19-Feb-22

3

1

4

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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