

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

8 WELLER 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/49 FIFTH AVENUE DANDENONG VIC 3175	\$565,000	25-Nov-23
5/53 CLEELAND STREET DANDENONG VIC 3175	\$700,000	27-Oct-23
6/33 JONES ROAD DANDENONG VIC 3175	\$630,000	22-Dec-23

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: 09 January 2024



1/49 FIFTH AVENUE DANDENONG VIC 3175

3 2 1

Sold Price

^{RS} \$565,000 Sold Date 25-Nov-23

Distance 0.51km



5/53 CLEELAND STREET DANDENONG VIC 3175

3 2 2

Sold Price

^{RS} \$700,000 Sold Date 27-Oct-23

Distance 0.61km



6/33 JONES ROAD DANDENONG VIC 3175

3 2 2

Sold Price

^{RS} \$630,000 Sold Date 22-Dec-23

Distance 0.67km

RS = Recent sale UN = Undisclosed Sale

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