## 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

12 Axel Street, Dandenong Vic 3175

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$625,000		&		\$675,000			
Median sale pi	rice							
Median price	\$722,500	Pro	operty Type	Hou	se		Suburb	Dandenong
Period - From	22/07/2023	to	21/07/2024		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	23 Suzanne St DANDENONG 3175	\$725,000	27/01/2024
2	60 Jesson Cr DANDENONG 3175	\$660,000	27/05/2024
3	5 Purdy Av DANDENONG 3175	\$625,000	08/03/2024

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 six months.

This Statement of Information was prepared on:

22/07/2024 15:02



### 12 Axel Street, Dandenong Vic 3175





Rooms: 4 Property Type: House Land Size: 675 sqm approx Agent Comments

**Indicative Selling Price** \$625,000 - \$675,000 Median House Price 22/07/2023 - 21/07/2024: \$722,500

# **Comparable Properties**



Agent Comments

Price: \$725.000 Method: Auction Sale Date: 27/01/2024 Property Type: House (Res) Land Size: 625 sqm approx

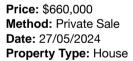


60 Jesson Cr DANDENONG 3175 (REI)

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Agent Comments

Agent Comments



**-** 3

5 Purdy Av DANDENONG 3175 (REI/VG)



**63** 1

Price: \$625,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 657 sqm approx

#### Account - Jellis Craig

propertydata



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