

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

4/38 KING 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 2024

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

6/7 MCFARLANE CRESCENT DANDENONG VIC 3175	\$367,500	30-Sep-24
34/12 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	08-Oct-24
2/39 SCOTT STREET DANDENONG VIC 3175	\$345,000	13-Jul-24

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: 25 November 2024



6/7 MCFARLANE CRESCENT DANDENONG VIC 3175

 2
  1
  2

Sold Price

^{RS} **\$367,500** Sold Date **30-Sep-24**

Distance **0.53km**


34/12 CLOSE AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$320,000** Sold Date **08-Oct-24**

Distance **0.9km**


2/39 SCOTT STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

^{RS} **\$345,000** Sold Date **13-Jul-24**

Distance **0.94km**
RS = Recent sale

UN = Undisclosed Sale

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