

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 1/38 Bruce Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$535,000

&

\$565,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Dandenong (3175)

Period - From

01/03/2019

to

29/02/2020

Source

Corelogic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
2/38 BRUCE STREET, DANDENONG VIC 3175	\$550,000	20/09/2019
2/67 HEMMINGS STREET, DANDENONG VIC 3175	\$600,000	06/02/2020
42A CHARLES AVENUE, HALLAM VIC 3803	\$550,000	10/01/2020

This Statement of Information was prepared on: 03/04/2020