

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

2/1 GRANDVIEW AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 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

2/119 ANN STREET DANDENONG VIC 3175	\$635,000	28-Sep-23
4/3-5 SHEALES STREET DANDENONG VIC 3175	\$610,000	18-Nov-23
3 OSBORNE STREET DANDENONG VIC 3175	\$650,000	10-Oct-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: 06 December 2023



2/119 ANN STREET DANDENONG VIC 3175

3 2 2

Sold Price

\$635,000

Sold Date **28-Sep-23**

Distance **0.36km**


4/3-5 SHEALES STREET DANDENONG VIC 3175

3 2 2

Sold Price

^{RS} **\$610,000**

Sold Date **18-Nov-23**

Distance **1.2km**


3 OSBORNE STREET DANDENONG VIC 3175

3 2 1

Sold Price

^{RS} **\$650,000**

Sold Date **10-Oct-23**

Distance **1.67km**
RS = Recent sale

UN = Undisclosed Sale

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