

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

4/19-27 Connell Lane 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 2021

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

5/19-27 Connell Lane Dandenong VIC 3175	\$370,000	23-Apr-21
104/80 Cheltenham Road Dandenong VIC 3175	\$370,000	10-May-21
2/39 Hammond Road Dandenong VIC 3175	\$380,000	03-Aug-21

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: 18 October 2021



**5/19-27 Connell Lane Dandenong
VIC 3175**

 2  1  1

Sold Price

\$370,000

Sold Date

23-Apr-21

Distance

-



**104/80 Cheltenham Road
Dandenong VIC 3175**

 2  1  1

Sold Price

Sold Date

10-May-21

Distance

0.07km



**2/39 Hammond Road Dandenong
VIC 3175**

 2  1  1

Sold Price

\$380,000

Sold Date

03-Aug-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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