

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

2/90 ROSS 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2023

to

31 Aug 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

2/17 PARKVIEW CLOSE DANDENONG VIC 3175	\$467,000	20-Aug-24
2/3 PARKVIEW CLOSE DANDENONG VIC 3175	\$500,000	21-Aug-24
3/89 ANN STREET DANDENONG VIC 3175	\$490,000	06-May-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: 26 September 2024



**2/17 PARKVIEW CLOSE
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$467,000** Sold Date **20-Aug-24**

Distance **0.14km**



**2/3 PARKVIEW CLOSE
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$500,000** Sold Date **21-Aug-24**

Distance **0.2km**



**3/89 ANN STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$490,000** Sold Date **06-May-24**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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