

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

9/38 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 Dec 2023

to

30 Nov 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

6/16 RODD STREET DANDENONG VIC 3175	\$300,000	23-Oct-24
23/12 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	11-Nov-24
34/12 CLOSE AVENUE DANDENONG VIC 3175	\$320,000	08-Oct-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: 13 December 2024



**6/16 RODD STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$300,000

Sold Date

23-Oct-24

Distance

0.84km



**23/12 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS} **\$320,000**

Sold Date

11-Nov-24

Distance

0.9km



**34/12 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$320,000

Sold Date

08-Oct-24

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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