

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

49 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Dandenong

Period-from

01 Dec 2021

to

30 Nov 2022

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

209 DAVID STREET DANDENONG VIC 3175	\$705,000	02-Jul-22
23 GRACE AVENUE DANDENONG VIC 3175	\$715,000	26-Sep-22
4 GRANDVIEW AVENUE DANDENONG VIC 3175	\$710,000	30-Nov-22

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: 08 December 2022


**209 DAVID STREET DANDENONG
VIC 3175**
 3  1  1

Sold Price

\$705,000

Sold Date

02-Jul-22

Distance

0.19km

**23 GRACE AVENUE DANDENONG
VIC 3175**
 3  1  1

Sold Price

^{RS} **\$715,000** ^{UN}

Sold Date

26-Sep-22

Distance

0.28km

**4 GRANDVIEW AVENUE
DANDENONG VIC 3175**
 3  1  4

Sold Price

^{RS} **\$710,000**

Sold Date

30-Nov-22

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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