

## 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

1386 HEATHERTON ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

83 GLADSTONE ROAD DANDENONG VIC 3175	\$700,000	27-Jan-24
17 EDGEWOOD ROAD DANDENONG VIC 3175	\$731,000	22-Feb-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: 03 May 2024



**83 GLADSTONE ROAD  
DANDENONG VIC 3175**

 4  2  1

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **27-Jan-24**

Distance **0.38km**



**17 EDGEWOOD ROAD  
DANDENONG VIC 3175**

 4  2  1

Sold Price

**\$731,000** Sold Date **22-Feb-24**

Distance **0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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