

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

2/5 Elray Avenue 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/38 Benga Avenue Dandenong VIC 3175	\$546,500	30-Jul-19
4/88 Princes Highway Dandenong VIC 3175	\$510,000	29-Jun-20
2/26 Boyd Street Dandenong North VIC 3175	\$547,000	09-Nov-19

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: 09 October 2020



**2/38 Benga Avenue Dandenong
VIC 3175**

 3  2  1

Sold Price

\$546,500

Sold Date

30-Jul-19

Distance

0.61km



**4/88 Princes Highway Dandenong
VIC 3175**

 3  2  1

Sold Price

\$510,000

Sold Date

29-Jun-20

Distance

1.22km



**2/26 Boyd Street Dandenong North
VIC 3175**

 3  2  1

Sold Price

\$547,000

Sold Date

09-Nov-19

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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