

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

7/23 EDITH 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 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

10/60-62 HERBERT STREET DANDENONG VIC 3175	\$330,000	08-Jan-24
14/35-37 STUD ROAD DANDENONG VIC 3175	\$314,000	01-Jul-24
9/9 KING STREET DANDENONG VIC 3175	\$305,000	14-Nov-23

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: 01 November 2024



**10/60-62 HERBERT STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$330,000** Sold Date **08-Jan-24**

Distance **0.15km**



**14/35-37 STUD ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$314,000** Sold Date **01-Jul-24**

Distance **0.19km**



**9/9 KING STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$305,000** Sold Date **14-Nov-23**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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