

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

21/63-83 JAMES 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 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

11/35 HERBERT STREET DANDENONG VIC 3175	\$412,308	27-Feb-22
3/89 ANN STREET DANDENONG VIC 3175	\$430,000	28-Feb-22
1/15 OBERON STREET DANDENONG NORTH VIC 3175	\$418,000	19-Apr-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: 20 May 2022



11/35 HERBERT STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$412,308

Sold Date **27-Feb-22**

Distance **1.02km**


3/89 ANN STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$430,000**

Sold Date **28-Feb-22**

Distance **1.26km**


1/15 OBERON STREET DANDENONG NORTH VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$418,000**

Sold Date **19-Apr-22**

Distance **1.49km**
RS = Recent sale

UN = Undisclosed Sale

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