

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

2/13 GRANDVIEW 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

3/13 GRANDVIEW AVENUE DANDENONG VIC 3175	\$490,000	18-Oct-24
5/45 HERBERT STREET DANDENONG VIC 3175	\$520,000	10-May-24
2/47 WEDGE STREET DANDENONG VIC 3175	\$520,000	04-Oct-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: 29 October 2024

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**3/13 GRANDVIEW AVENUE
 DANDENONG VIC 3175**

- - -

Sold Price - Sold Date -

Distance **0.01km**



**5/45 HERBERT STREET
 DANDENONG VIC 3175**

2 2 1

Sold Price **\$520,000** Sold Date **10-May-24**

Distance **0.8km**



**2/47 WEDGE STREET
 DANDENONG VIC 3175**

2 1 -

Sold Price ^{RS} **\$520,000** Sold Date **04-Oct-24**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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