

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

4/22 OLIVE 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

23/57 CLOW STREET DANDENONG VIC 3175	\$425,000	23-Jun-22
7/64-66 STUD ROAD DANDENONG VIC 3175	\$400,000	13-Aug-22
6/84 CLOW STREET DANDENONG VIC 3175	\$410,000	09-Aug-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: 21 October 2022


**23/57 CLOW STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price

\$425,000

Sold Date

23-Jun-22

Distance

0.39km

**7/64-66 STUD ROAD DANDENONG
VIC 3175**
 2  1  1

Sold Price

\$400,000

Sold Date

13-Aug-22

Distance

0.4km

**6/84 CLOW STREET DANDENONG
VIC 3175**
 2  1  1

Sold Price

\$410,000

Sold Date

09-Aug-22

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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