

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	25 Alex Scott Way Dandenong, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$510,000 & \$560,000
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### Median sale price

Median price	\$525,000	Property Type	TOWNHOUSE	Suburb	DANDENONG
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Period - From	30-Apr-2021	to	29-Apr-2022	Source	realestate.com.au
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	112 Keneally St, Dandenong	\$530,000	22-Dec-2021
2	2/15 Clement St, Dandenong	\$510,000	15-Dec-2021
3	77A Keneally St, Dandenong	\$540,000	12-May-2022

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