

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

12/23 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

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2021

to

31 Mar 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

6/23 EDITH STREET DANDENONG VIC 3175	\$320,000	21-Jun-21
6/9 MCFARLANE CRESCENT DANDENONG VIC 3175	\$345,000	06-Oct-21
46/35 DAVID STREET DANDENONG VIC 3175	\$325,000	24-Feb-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: 04 April 2022



**6/23 EDITH STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$320,000

Sold Date

21-Jun-21

Distance

-



**6/9 MCFARLANE CRESCENT
DANDENONG VIC 3175**

2 1 1

Sold Price

\$345,000

Sold Date

06-Oct-21

Distance

0.43km



**46/35 DAVID STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS} **\$325,000**

Sold Date

24-Feb-22

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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