

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

5/3 MARKET 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/3 MARKET STREET DANDENONG VIC 3175	-	04-Sep-23
37/39 KING STREET DANDENONG VIC 3175	\$335,000	02-Oct-23
12/3 CLOSE AVENUE DANDENONG VIC 3175	\$345,000	20-Jul-23

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: 18 October 2023



2/3 MARKET STREET DANDENONG Sold Price
VIC 3175

 2  2  1

^{RS} - ^{UN} Sold Date **04-Sep-23**

Distance **0km**



37/39 KING STREET DANDENONG Sold Price
VIC 3175

 2  1  1

^{RS} **\$335,000** Sold Date **02-Oct-23**

Distance **0.39km**



12/3 CLOSE AVENUE DANDENONG Sold Price
VIC 3175

 2  2  1

\$345,000 Sold Date **20-Jul-23**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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