

## 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

8/104 RAILWAY PARADE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2022

to

31 May 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

7/104 RAILWAY PARADE DANDENONG VIC 3175	\$430,000	24-Nov-22
2/33 BENGAL AVENUE DANDENONG VIC 3175	\$425,000	19-Aug-22
4/62 KING GEORGE PARADE DANDENONG VIC 3175	\$445,000	23-Feb-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: 03 June 2023



### 7/104 RAILWAY PARADE DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$430,000** Sold Date **24-Nov-22**

Distance **0.02km**



### 2/33 BENGAL AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$425,000** Sold Date **19-Aug-22**

Distance **0.28km**



### 4/62 KING GEORGE PARADE DANDENONG VIC 3175

 2
  1
  1

Sold Price **\$445,000** Sold Date **23-Feb-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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