

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

1/8 RODD 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

\$470,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

1/13 HEMMINGS STREET DANDENONG VIC 3175	\$499,990	26-Jul-22
3/4 NAPIER STREET DANDENONG VIC 3175	\$490,000	16-Jul-23
3/22 CLOSE AVENUE DANDENONG VIC 3175	\$495,000	13-Sep-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: 19 January 2024



1/13 HEMMINGS STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$499,990

Sold Date

26-Jul-22

Distance

0.17km


3/4 NAPIER STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$490,000

Sold Date

16-Jul-23

Distance

0.37km


3/22 CLOSE AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$495,000

Sold Date

13-Sep-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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