

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

1/3 ARATULA 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

\$570,000

&

\$620,000

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

3/11 BURROWS AVENUE DANDENONG VIC 3175	\$636,000	22-May-23
2/9-11 ORGILL STREET DANDENONG VIC 3175	\$602,000	30-Aug-23
3/88 PRINCES HIGHWAY DANDENONG VIC 3175	\$580,000	18-Jun-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: 23 October 2023

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**3/11 BURROWS AVENUE
DANDENONG VIC 3175**

3 2 3

Sold Price **\$636,000** Sold Date **22-May-23**

Distance **0.67km**



**2/9-11 ORGILL STREET
DANDENONG VIC 3175**

3 2 2

Sold Price **\$602,000** Sold Date **30-Aug-23**

Distance **0.82km**



**3/88 PRINCES HIGHWAY
DANDENONG VIC 3175**

3 2 2

Sold Price **\$580,000** Sold Date **18-Jun-23**

Distance **1.41km**

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

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