

# 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

4/31 Wedge Street, Dandenong, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$490,000

&

\$539,000

### Median sale price

Median price

\$409,000

Property Type

Townhouse

Suburb

Dandenong (3175)

Period - From

01/04/2021

to

31/03/2022

Source

pricefinder

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

27/21 KINGFISHER DRIVE, DOVETON VIC 3177

\$525,000

18/04/2022

2/10 NORMAN COURT, DANDENONG VIC 3175

\$500,000

24/02/2022

2/111 MCCRAE STREET, DANDENONG VIC 3175

\$525,000

31/01/2022

This Statement of Information was prepared on: 04/05/2022