

# 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 38 Grandview Avenue, 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 \$715,000 & \$786,500

### Median sale price

Median price \$727,500 Property Type House Suburb Dandenong (3175)  
Period - From 15/09/2022 to 03/11/2022 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
102 CLOW STREET, DANDENONG VIC 3175	\$750,000	03/09/2022
23 GRACE AVENUE, DANDENONG VIC 3175	\$715,000	26/09/2022
4 MAY COURT, DANDENONG VIC 3175	\$747,000	15/09/2022

This Statement of Information was prepared on: 03/11/2022