

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

3/8 Stanley 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,125

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/56 Hemmings Street Dandenong VIC 3175	\$470,000	24-Nov-20
17/3 Close Avenue Dandenong VIC 3175	-	12-Sep-20
11/27 Hornsby Street Dandenong VIC 3175	\$570,500	14-Nov-20

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: 06 February 2021



3/56 Hemmings Street Dandenong VIC 3175

3 2 1

Sold Price

\$470,000

Sold Date **24-Nov-20**

Distance **0.19km**



17/3 Close Avenue Dandenong VIC 3175

2 2 1

Sold Price

- Sold Date **12-Sep-20**

Distance **0.71km**



11/27 Hornsby Street Dandenong VIC 3175

3 3 1

Sold Price

\$570,500

Sold Date **14-Nov-20**

Distance **0.77km**



509/157 Lonsdale Street Dandenong VIC 3175

2 2 1

Sold Price

^{RS} - Sold Date **16-Dec-20**

Distance **1.23km**



4/2-4 Halifax Street Dandenong VIC 3175

2 2 1

Sold Price

\$420,000

Sold Date **02-Sep-20**

Distance **1.72km**

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

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