

## 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

33 Keneally 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 37 Keneally Street Dandenong VIC 3175 | \$455,000 | 24-Dec-21 |
| 95 Keneally Street Dandenong VIC 3175 | \$410,000 | 11-Nov-21 |
| 6 Marion Street Dandenong VIC 3175    | \$450,000 | 06-Dec-21 |

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: 13 January 2022



**37 Keneally Street Dandenong VIC 3175**

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date

**24-Dec-21**

 2

 1

 2

Distance

-



**95 Keneally Street Dandenong VIC 3175**

Sold Price

**\$410,000**

Sold Date

**11-Nov-21**

 2

 1

 1

Distance

**0.22km**



**6 Marion Street Dandenong VIC 3175**

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**06-Dec-21**

 2

 2

 1

Distance

**0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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