

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

4/34 Garside 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

\$620,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

1/34 Garside Street Dandenong VIC 3175	\$674,999	26-Oct-20
1A Val Court Dandenong VIC 3175	\$703,000	08-Apr-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.

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1/34 Garside Street Dandenong VIC 3175

Sold Price

\$674,999 Sold Date **26-Oct-20**

4 2 2

Distance **0.02km**



1A Val Court Dandenong VIC 3175

Sold Price

^{RS} **\$703,000** Sold Date **08-Apr-21**

4 2 4

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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