

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

6/23 Edith 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

\$310,000

&

\$339,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

17/23 Edith Street Dandenong VIC 3175	\$300,000	13-Apr-21
7/12 Stud Road Dandenong VIC 3175	\$325,000	19-Mar-21
7/34 Ann Street Dandenong VIC 3175	\$325,000	11-Jan-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: 02 June 2021



17/23 Edith Street Dandenong VIC 3175

Sold Price

\$300,000

Sold Date

13-Apr-21

2

1

1

Distance

-



7/12 Stud Road Dandenong VIC 3175

Sold Price

\$325,000

Sold Date

19-Mar-21

2

1

1

Distance

0.36km



7/34 Ann Street Dandenong VIC 3175

Sold Price

Sold Date

11-Jan-21

2

1

1

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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