

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

9/36 ANN 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

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,250

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2023

to

31 Jul 2024

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

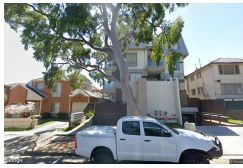
Date of sale

22/12 CLOSE AVENUE DANDENONG VIC 3175	\$280,000	03-Jun-24
8/38 KING STREET DANDENONG VIC 3175	\$255,000	18-Apr-24
251/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$295,000	14-Aug-24

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: 23 August 2024



22/12 CLOSE AVENUE DANDENONG VIC 3175

1 1 1

Sold Price ^{RS} **\$280,000** Sold Date **03-Jun-24**

Distance **0.59km**



8/38 KING STREET DANDENONG VIC 3175

1 1 1

Sold Price ^{RS} **\$255,000**^{UN} Sold Date **18-Apr-24**

Distance **0.64km**



251/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **14-Aug-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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