

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

3/89 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2021

to

31 Jan 2022

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

12/32 Stud Road Dandenong VIC 3175	\$450,000	21-Sep-21
1/90 Ross Street Dandenong VIC 3175	\$460,000	05-Jul-21
8/26-28 Macpherson Street Dandenong VIC 3175	\$445,000	28-Aug-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: 17 February 2022



12/32 Stud Road Dandenong VIC 3175

Sold Price

\$450,000

Sold Date

21-Sep-21

 2  2  1

Distance

0.41km



1/90 Ross Street Dandenong VIC 3175

Sold Price

\$460,000

Sold Date

05-Jul-21

 2  1  1

Distance

0.56km



8/26-28 Macpherson Street Dandenong VIC 3175

Sold Price

\$445,000

Sold Date

28-Aug-21

 2  1  1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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