

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

5/20 James 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 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

10/112 Princes Highway Dandenong VIC 3175	\$301,000	26-Mar-21
7/34 Ann Street Dandenong VIC 3175	\$325,000	11-Jan-21
316/80 Cheltenham Road Dandenong VIC 3175	\$305,000	03-May-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: 06 July 2021



10/112 Princes Highway Dandenong VIC 3175

Sold Price

\$301,000

Sold Date

26-Mar-21

 2

 1

 1

Distance

0.15km



7/34 Ann Street Dandenong VIC 3175

Sold Price

\$325,000

Sold Date

11-Jan-21

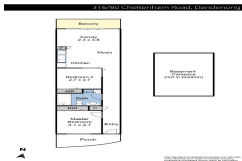
 2

 1

 1

Distance

0.51km



316/80 Cheltenham Road Dandenong VIC 3175

Sold Price

^{RS} **\$305,000**

Sold Date

03-May-21

 2

 1

 1

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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