

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

2/64 JONES ROAD 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

\$320,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 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

3/79 CLEELAND STREET DANDENONG VIC 3175	\$321,000	06-Dec-21
4/28 OLIVE STREET DANDENONG VIC 3175	\$344,000	01-Apr-22
18/57 CLOW STREET DANDENONG VIC 3175	\$350,000	30-Nov-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: 19 May 2022



3/79 CLEELAND STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$321,000

Sold Date

06-Dec-21

Distance

1.15km


4/28 OLIVE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$344,000

Sold Date

01-Apr-22

Distance

1.49km


18/57 CLOW STREET DANDENONG VIC 3175

 3
  1
  1

Sold Price

\$350,000

Sold Date

30-Nov-21

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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