

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

106/27 SCOTT 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$423,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2022

to

30 Jun 2023

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

7 OLDHAM LANE DANDENONG VIC 3175	\$400,000	24-Nov-22
1/50 SCOTT STREET DANDENONG VIC 3175	\$400,000	18-Jan-23
25/3-5 HUTTON STREET DANDENONG VIC 3175	\$365,000	11-May-22

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: 01 July 2023



7 OLDHAM LANE DANDENONG VIC 3175

Sold Price

\$400,000 Sold Date **24-Nov-22**

 -  -  1

Distance **0.06km**



1/50 SCOTT STREET DANDENONG VIC 3175

Sold Price

Sold Date **18-Jan-23**

 2  1  1

Distance **0.16km**



25/3-5 HUTTON STREET DANDENONG VIC 3175

Sold Price

\$365,000 Sold Date **11-May-22**

 2  1  1

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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