

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

64/12 Halifax 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2020

to

31 Aug 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

1/28 David Street Dandenong VIC 3175	\$515,000	01-Apr-21
3/13 Grant Street Dandenong VIC 3175	\$520,000	29-Jul-21
4/13 Grant Street Dandenong VIC 3175	\$518,000	25-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: 21 September 2021



1/28 David Street Dandenong VIC 3175

 2  1  1

Sold Price

\$515,000

Sold Date

01-Apr-21

Distance

0.74km



3/13 Grant Street Dandenong VIC 3175

 2  1  1

Sold Price

\$520,000

Sold Date

29-Jul-21

Distance

1.94km



4/13 Grant Street Dandenong VIC 3175

 2  1  1

Sold Price

\$518,000

Sold Date

25-May-21

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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