

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/13 Rodd 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

\$240,000

&

\$264,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$357,500

\*House

\*Unit

X

Suburb

Dandenong

Period-from

01 Jun 2018

to

31 May 2019

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

4/16 Rodd Street Dandenong VIC 3175	\$260,000	11-Feb-19
7/7 Keys Street Dandenong VIC 3175	\$255,000	06-Feb-19
12/46 Princes Highway Dandenong VIC 3175	\$245,000	09-Feb-19

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.~~

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**4/16 Rodd Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$260,000**

Sold Date

**11-Feb-19**

Distance

**0.07km**



**7/7 Keys Street Dandenong VIC 3175**

2 1 1

Sold Price

**\$255,000**

Sold Date

**06-Feb-19**

Distance

**0.14km**



**12/46 Princes Highway Dandenong VIC 3175**

2 1 1

Sold Price

**\$245,000**

Sold Date

**09-Feb-19**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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