

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

1/92 ROSS 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 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

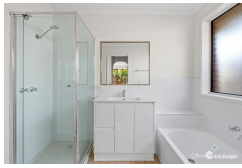
Date of sale

2/13 PARKVIEW CLOSE DANDENONG VIC 3175	\$485,000	25-Apr-23
4/17-21 JESSON CRESCENT DANDENONG VIC 3175	\$482,500	20-Feb-23
2/19 OLIVE STREET DANDENONG VIC 3175	\$460,000	04-Apr-23

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: 15 May 2023



2/13 PARKVIEW CLOSE DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS}
\$485,000

Sold Date

25-Apr-23

Distance

0.17km


4/17-21 JESSON CRESCENT DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS}
\$482,500

Sold Date

20-Feb-23

Distance

0.46km


2/19 OLIVE STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$460,000

Sold Date

04-Apr-23

Distance

0.85km
RS = Recent sale

UN = Undisclosed Sale

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