

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

4/37 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/21 HEMMINGS STREET DANDENONG VIC 3175	\$420,000	01-Nov-24
2/11 CLOSE AVENUE DANDENONG VIC 3175	\$450,000	26-Oct-24

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: 20 December 2024



**3/21 HEMMINGS STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$420,000** Sold Date **01-Nov-24**

Distance **0.3km**



**2/11 CLOSE AVENUE DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$450,000** Sold Date **26-Oct-24**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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