

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

7/104 RAILWAY PARADE 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

\$410,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/33 BENGAL AVENUE DANDENONG VIC 3175	\$425,000	19-Aug-22
5/15 WILMA AVENUE DANDENONG VIC 3175	\$420,000	29-May-22
13/38A KING GEORGE PARADE DANDENONG VIC 3175	\$400,000	20-Aug-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: 14 November 2022



2/33 BENGA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$425,000** Sold Date **19-Aug-22**

Distance **0.27km**



5/15 WILMA AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **\$420,000** Sold Date **29-May-22**

Distance **0.41km**



13/38A KING GEORGE PARADE DANDENONG VIC 3175

2 1 1

Sold Price **\$400,000** Sold Date **20-Aug-22**

Distance **0.61km**



3/9 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$455,000** Sold Date **17-Jun-22**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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