

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

2/11 ADELAIDE 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 2025

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

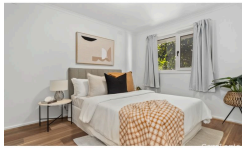
Date of sale

4/4-6 LOUIS AVENUE DANDENONG VIC 3175	\$470,000	06-Feb-25
1/28 JONES ROAD DANDENONG VIC 3175	\$430,000	24-Jan-25
2/20 GOODING COURT DANDENONG VIC 3175	\$505,000	01-Feb-25

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 April 2025



**4/4-6 LOUIS AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price **\$470,000** Sold Date **06-Feb-25**

Distance **1.94km**



**1/28 JONES ROAD DANDENONG
VIC 3175**

2 1 1

Sold Price **\$430,000** Sold Date **24-Jan-25**

Distance **1.29km**



**2/20 GOODING COURT
DANDENONG VIC 3175**

2 1 1

Sold Price **\$505,000** Sold Date **01-Feb-25**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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