

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

2/31 ANN 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2022

to

31 Mar 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

4/31 ANN STREET DANDENONG VIC 3175	\$490,000	27-Mar-22
1/33 HERBERT STREET DANDENONG VIC 3175	\$510,000	22-Aug-22
2/10 OLIVE STREET DANDENONG VIC 3175	\$490,000	06-Oct-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: 04 April 2023



4/31 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$490,000

Sold Date

27-Mar-22

Distance

0.02km



1/33 HERBERT STREET DANDENONG VIC 3175

2 1 2

Sold Price

\$510,000

Sold Date

22-Aug-22

Distance

0.23km



2/10 OLIVE STREET DANDENONG VIC 3175

2 1 2

Sold Price

\$490,000

Sold Date

06-Oct-22

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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