

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

3/49 Jones Road 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2021

to

31 Jan 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

1/28 David Street Dandenong VIC 3175	\$515,000	01-Apr-21
25/35 David Street Dandenong VIC 3175	\$515,000	27-Sep-21

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: 01 February 2022



1/28 David Street Dandenong VIC 3175

Sold Price

\$515,000

Sold Date

01-Apr-21

 2

 1

 1

Distance

0.75km



25/35 David Street Dandenong VIC 3175

Sold Price

Sold Date

27-Sep-21

 2

 1

 1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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