

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 Belfort 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 2021

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

16/35 David Street Dandenong VIC 3175	\$480,000	07-Oct-21
74/35 David Street Dandenong VIC 3175	\$467,000	22-Jun-21
1/37-39 Potter Street Dandenong VIC 3175	\$470,000	29-Nov-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: 17 December 2021



16/35 David Street Dandenong VIC 3175 Sold Price **\$480,000** Sold Date **07-Oct-21**

 2  1  2

Distance **1.17km**



74/35 David Street Dandenong VIC 3175 Sold Price **\$467,000** Sold Date **22-Jun-21**

 2  1  1

Distance **1.18km**

1/37-39 Potter Street Dandenong VIC 3175 Sold Price ^{RS} **\$470,000** Sold Date **29-Nov-21**

 2  1  2

Distance **0.63km**

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

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