

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 1/3 Market Street, Dandenong 3175 (2 bed 1 bath 1 car)

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 \$350,000 & \$385,000

Median sale price

Median price \$368,000 Apartment Apartment Suburb Dandenong

Period - From Jan 2022 to Dec 2022 Source Realestate.com

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 six 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
1/87-93 Jones Street, Dandenong	\$341,000	17 Nov 2022
5/36 Ann Street, Dandenong	\$365,000	11 Nov 2022
6/87-93 Jones Road, Dandenong	\$340,000	15 Nov 2022

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 six months.

This Statement of Information was prepared on: 05/01/2023