

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

6/25 NEW 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 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

1/1 STUD ROAD DANDENONG VIC 3175	\$390,000	04-Apr-23
3/111 CLOW STREET DANDENONG VIC 3175	\$380,000	28-Mar-23
3/19 CLOSE AVENUE DANDENONG VIC 3175	\$325,000	14-Apr-23

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 May 2023



1/1 STUD ROAD DANDENONG VIC 3175

2 1 2

Sold Price

\$390,000

Sold Date **04-Apr-23**

Distance **0.53km**



3/111 CLOW STREET DANDENONG VIC 3175

2 1 2

Sold Price

^{RS} **\$380,000**

Sold Date **28-Mar-23**

Distance **0.59km**



3/19 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} **\$325,000**

Sold Date **14-Apr-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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