

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

2/36 BRUCE 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2022

to

31 Dec 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

10/467 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$360,000	15-Nov-22
40/112 STUD ROAD DANDENONG VIC 3175	\$385,000	30-Nov-22
13/47 STUD ROAD DANDENONG VIC 3175	\$350,000	08-Dec-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: 25 January 2023



10/467 PRINCES HIGHWAY NOBLE PARK VIC 3174

Sold Price

^{RS} **\$360,000** Sold Date **15-Nov-22**

1 1 1

Distance **4.21km**

10/467 Princes Highway, Noble Park



40/112 STUD ROAD DANDENONG VIC 3175

Sold Price

\$385,000 Sold Date **30-Nov-22**

2 - 1

Distance **0.56km**



13/47 STUD ROAD DANDENONG VIC 3175

Sold Price

^{RS} **\$350,000** Sold Date **08-Dec-22**

2 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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