

## 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

196 FOSTER STREET EAST DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 2024

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 14 ARATULA STREET DANDENONG VIC 3175 | \$975,000   | 21-Mar-24 |
| 9 EDITH STREET DANDENONG VIC 3175    | \$1,045,000 | 14-Dec-23 |
| 18 TURNER COURT DANDENONG VIC 3175   | \$1,010,000 | 06-Apr-24 |

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: 30 May 2024



**14 ARATULA STREET DANDENONG VIC 3175** Sold Price **\$975,000** Sold Date **21-Mar-24**

 4  2  2

Distance **0.45km**



**9 EDITH STREET DANDENONG VIC 3175** Sold Price **\$1,045,000** Sold Date **14-Dec-23**

 2  1  1

Distance **0.65km**



**18 TURNER COURT DANDENONG VIC 3175** Sold Price **\$1,010,000** Sold Date **06-Apr-24**

 3  2  2

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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