

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

3/36 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

\$369,000

&

\$396,000

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

16/3-5 HUTTON STREET DANDENONG VIC 3175	\$370,000	25-Nov-22
203/79 ANN STREET DANDENONG VIC 3175	\$388,500	15-Dec-22
603/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$380,000	09-Jan-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: 23 January 2023



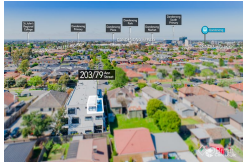
16/3-5 HUTTON STREET DANDENONG VIC 3175

3 2 1

Sold Price

^{RS} **\$370,000** Sold Date **25-Nov-22**

Distance **1.3km**



203/79 ANN STREET DANDENONG VIC 3175

2 1 -

Sold Price

^{RS} **\$388,500** Sold Date **15-Dec-22**

Distance **0.06km**



603/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price

^{RS} **\$380,000** Sold Date **09-Jan-23**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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