

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

4/85 JONES ROAD 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,499

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2022

to

28 Feb 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

1/56 HEMMINGS STREET DANDENONG VIC 3175	\$535,000	14-Dec-22
9A HUCKSON STREET DANDENONG VIC 3175	\$525,000	17-Feb-23
1/3 ARATULA STREET DANDENONG VIC 3175	\$550,000	17-Nov-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: 14 March 2023



**1/56 HEMMINGS STREET
DANDENONG VIC 3175**

3 2 1

Sold Price **\$535,000** Sold Date **14-Dec-22**

Distance **0.82km**



**9A HUCKSON STREET
DANDENONG VIC 3175**

3 1 1

Sold Price ^{RS} **\$525,000** Sold Date **17-Feb-23**

Distance **1.88km**



**1/3 ARATULA STREET
DANDENONG VIC 3175**

3 2 2

Sold Price **\$550,000** Sold Date **17-Nov-22**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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