

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

2/110 ROSS 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,250

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2023

to

31 Aug 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

2/17 PARKVIEW CLOSE DANDENONG VIC 3175	\$467,000	20-Aug-24
2/15 PARKVIEW CLOSE DANDENONG VIC 3175	\$465,000	18-Jun-24
2/3 PARKVIEW CLOSE DANDENONG VIC 3175	\$500,000	21-Aug-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: 09 September 2024



2/17 PARKVIEW CLOSE DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS}
\$467,000

Sold Date **20-Aug-24**

Distance

0.16km


2/15 PARKVIEW CLOSE DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$465,000**

Sold Date **18-Jun-24**

Distance

0.17km


2/3 PARKVIEW CLOSE DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS}
\$500,000
^{UN}

Sold Date **21-Aug-24**

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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