

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

5/8-10 LORRAINE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

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

4/9 WILMA AVENUE DANDENONG VIC 3175	\$570,000	25-Jul-24
3/138 PRINCES HIGHWAY DANDENONG VIC 3175	\$550,000	30-May-24
2/50 RAILWAY PARADE DANDENONG VIC 3175	\$535,000	13-May-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: 16 September 2024



4/9 WILMA AVENUE DANDENONG VIC 3175

Sold Price

\$570,000

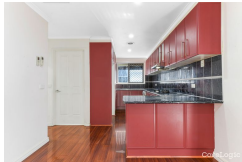
Sold Date

25-Jul-24
 3

 1

 1

Distance

0.53km


3/138 PRINCES HIGHWAY DANDENONG VIC 3175

Sold Price

\$550,000

Sold Date

30-May-24
 3

 1

 1

Distance

0.82km


2/50 RAILWAY PARADE DANDENONG VIC 3175

Sold Price

\$535,000

Sold Date

13-May-24
 3

 2

 1

Distance

0.84km
RS = Recent sale

UN = Undisclosed Sale

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