

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

7/3 Market 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

\$245,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 2021

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

11/64-66 Scott Street Dandenong VIC 3175	\$245,000	27-Aug-21
201/80 Cheltenham Road Dandenong VIC 3175	\$260,000	28-Jun-21

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.

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PhilipWebb

sean kalaki

M 0450695355

E sean.kalaki@philipwebb.com.au



**11/64-66 Scott Street Dandenong
VIC 3175**

1 1 1

Sold Price

\$245,000

Sold Date

27-Aug-21

Distance

0.76km



**201/80 Cheltenham Road
Dandenong VIC 3175**

1 1 -

Sold Price

\$260,000

Sold Date

28-Jun-21

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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