

## 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

2/32 DAVID STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,499

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2022

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 2/9 GOLDLANG STREET DANDENONG VIC 3175  | \$515,000 | 26-Sep-22 |
| 1/56 HEMMINGS STREET DANDENONG VIC 3175 | \$535,000 | 10-Jan-23 |
| 2/47 WILMA AVENUE DANDENONG VIC 3175    | \$515,000 | 17-Oct-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: 17 February 2023



**2/9 GOLDLANG STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$515,000** Sold Date **26-Sep-22**

Distance **1.07km**



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

 3  2  1

Sold Price <sup>RS</sup> **\$535,000** <sup>UN</sup> Sold Date **10-Jan-23**

Distance **0.84km**



**2/47 WILMA AVENUE  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$515,000** Sold Date **17-Oct-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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