

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

1/53 KING 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 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

2/53 KING STREET DANDENONG VIC 3175	\$710,000	23-Sep-24
3/58 JESSON CRESCENT DANDENONG VIC 3175	\$710,000	09-Aug-24
35 JESSON CRESCENT DANDENONG VIC 3175	\$750,000	13-Sep-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: 03 November 2024

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**2/53 KING STREET DANDENONG
VIC 3175**

 3  2  2

Sold Price

^{RS} **\$710,000**

Sold Date **23-Sep-24**

Distance

0km



**3/58 JESSON CRESCENT
DANDENONG VIC 3175**

 3  2  2

Sold Price

Sold Date **09-Aug-24**

Distance

0.8km



**35 JESSON CRESCENT
DANDENONG VIC 3175**

 3  2  1

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date **13-Sep-24**

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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