

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

3/16 GWENDA 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 2022

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

3/49 JAMES STREET DANDENONG VIC 3175	\$610,000	06-Nov-21
1/31 ANN STREET DANDENONG VIC 3175	\$650,000	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.

This Statement of Information was prepared on: 04 May 2022



3/49 JAMES STREET DANDENONG VIC 3175 Sold Price **\$610,000** Sold Date **06-Nov-21**

 3  2  2

Distance **0.55km**



1/31 ANN STREET DANDENONG VIC 3175 Sold Price **\$650,000** Sold Date **28-Jun-21**

 3  2  2

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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