

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

2/10 CULLIMORE COURT 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

1/35 TARENE STREET DANDENONG VIC 3175	\$480,000	29-May-23
1/68 HAMMOND ROAD DANDENONG VIC 3175	\$466,000	07-Mar-23
10 HUCKSON STREET DANDENONG VIC 3175	\$490,000	17-Feb-23

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 August 2023



1/35 TARENE STREET DANDENONG VIC 3175

 2
  1
  2

Sold Price

^{RS} **\$480,000** Sold Date **29-May-23**

Distance **0.62km**


1/68 HAMMOND ROAD DANDENONG VIC 3175

 3
  1
  1

Sold Price

^{RS} **\$466,000** Sold Date **07-Mar-23**

Distance **0.63km**


10 HUCKSON STREET DANDENONG VIC 3175

 3
  2
  2

Sold Price

^{RS} **\$490,000** Sold Date **17-Feb-23**

Distance **0.74km**
RS = Recent sale

UN = Undisclosed Sale

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