

## 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

2/16 Gwenda 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2019

to

31 Dec 2019

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 1/1A Easterleigh Court Dandenong VIC 3175 | \$531,000 | 26-Oct-19 |
| 2/9 Alsace Street Dandenong VIC 3175      | \$527,500 | 18-Sep-19 |
| 4/13 Edith Street Dandenong VIC 3175      | \$527,000 | 18-Nov-19 |

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: 08 January 2020


**1/1A Easterleigh Court Dandenong VIC 3175**
 3  2  2

Sold Price

**\$531,000**

Sold Date

**26-Oct-19**

Distance

**0.8km**

**2/9 Alsace Street Dandenong VIC 3175**
 3  2  2

Sold Price

**\$527,500**

Sold Date

**18-Sep-19**

Distance

**0.95km**

**4/13 Edith Street Dandenong VIC 3175**
 3  2  1

Sold Price

**\$527,000**

Sold Date

**18-Nov-19**

Distance

**1.06km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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