

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

1/29 FREDERICK 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2021

to

31 Aug 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

5/42-44 BRYANTS ROAD DANDENONG VIC 3175	\$380,000	19-Jan-22
3/67 HAMMOND ROAD DANDENONG VIC 3175	\$359,000	28-Jan-22
2/83 LANGHORNE STREET DANDENONG VIC 3175	\$390,000	08-Aug-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: 14 September 2022



**5/42-44 BRYANTS ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$380,000** Sold Date **19-Jan-22**

Distance **0.36km**



**3/67 HAMMOND ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$359,000** Sold Date **28-Jan-22**

Distance **0.66km**



**2/83 LANGHORNE STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$390,000** Sold Date **08-Aug-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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