

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Purdy Avenue Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$620,000 & \$680,000
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Median sale price

Median price	\$682,500	Property Type	HOUSE	Suburb	DANDENONG
Period - From	19-Dec-2022	to	18-Dec-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	15 EDGEWOOD ROAD DANDENONG VIC 3175	\$650,000	15-Dec-2023
2	32 LEXTON AVENUE DANDENONG VIC 3175	\$600,000	04-Aug-2023
3	9 SEVENTH AVENUE DANDENONG VIC 3175	\$650,000	08-Dec-2023

This statement of information was prepared on 14-Feb-2024 at 11:29:34 AM EST