

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

5/38 KING 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

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2023

to

31 Jan 2024

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

8/38 KING STREET DANDENONG VIC 3175	\$300,000	26-Sep-23
10/38 KING STREET DANDENONG VIC 3175	\$302,000	30-Aug-23
2/38 KING STREET DANDENONG VIC 3175	\$355,000	11-Nov-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: 07 February 2024



**8/38 KING STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price **\$300,000** Sold Date **26-Sep-23**

Distance **0km**



**10/38 KING STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price **\$302,000** Sold Date **30-Aug-23**

Distance **0km**



**2/38 KING STREET DANDENONG
 VIC 3175**

 2  1  -

Sold Price ^{RS} **\$355,000** Sold Date **11-Nov-23**

Distance **0.01km**

RS = Recent sale UN = Undisclosed Sale

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