

## 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

2/53 JAMES 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

\$340,000

&

\$374,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 6/30-32 NICOLE AVENUE DANDENONG NORTH VIC 3175 | \$340,000 | 15-Aug-22 |
| 8/46 HERBERT STREET DANDENONG VIC 3175         | \$360,000 | 08-Aug-22 |
| 10/47 STUD ROAD DANDENONG VIC 3175             | \$350,000 | 03-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: 26 October 2022



### 6/30-32 NICOLE AVENUE DANDENONG NORTH VIC 3175

 2  1  1

Sold Price **\$340,000** Sold Date **15-Aug-22**

Distance **0.42km**



### 8/46 HERBERT STREET DANDENONG VIC 3175

 2  1  1

Sold Price <sup>RS</sup> **\$360,000** Sold Date **08-Aug-22**

Distance **1.02km**



### 10/47 STUD ROAD DANDENONG VIC 3175

 2  1  1

Sold Price **\$350,000** Sold Date **03-Aug-22**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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