

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

1/17 BRUCE 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

\$445,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 2023

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

2/19 OLIVE STREET DANDENONG VIC 3175	\$460,000	04-Apr-23
2/31 ANN STREET DANDENONG VIC 3175	\$510,000	26-Apr-23
3/28 DAVID STREET DANDENONG VIC 3175	\$497,000	02-May-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: 23 May 2023



2/19 OLIVE STREET DANDENONG VIC 3175

Sold Price

\$460,000

Sold Date **04-Apr-23**
 2  1  1

Distance **0.21km**


2/31 ANN STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$510,000**

Sold Date **26-Apr-23**
 2  1  1

Distance **0.36km**


3/28 DAVID STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$497,000**

Sold Date **02-May-23**
 2  1  1

Distance **0.85km**
RS = Recent sale

UN = Undisclosed Sale

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