

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

2/28 PURDY AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

5/52 JONES ROAD DANDENONG VIC 3175	\$600,000	29-Oct-23
2/31A WILMA AVENUE DANDENONG VIC 3175	\$530,000	16-Nov-23
1/49 FIFTH AVENUE DANDENONG VIC 3175	\$565,000	25-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: 24 January 2024



5/52 JONES ROAD DANDENONG VIC 3175

Sold Price **\$600,000** Sold Date **29-Oct-23**

 3  3  2

Distance **0.15km**

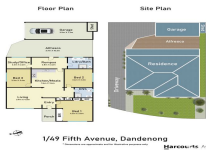


2/31A WILMA AVENUE DANDENONG VIC 3175

Sold Price ^{RS} **\$530,000** Sold Date **16-Nov-23**

 2  2  1

Distance **0.22km**



1/49 FIFTH AVENUE DANDENONG VIC 3175

Sold Price **\$565,000** Sold Date **25-Nov-23**

 3  2  1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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