

## 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

2/1 GRACE AVENUE 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2021

to

30 Jun 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

2/8 SUNNYSIDE AVENUE DANDENONG VIC 3175	\$520,000	20-May-22
2/21 PARKVIEW CLOSE DANDENONG VIC 3175	\$500,000	19-Feb-22
2/2 MELBE CRESCENT DANDENONG VIC 3175	\$520,000	17-Jun-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: 28 July 2022



## 2/8 SUNNYSIDE AVENUE DANDENONG VIC 3175

 2  1  2

Sold Price **\$520,000** Sold Date **20-May-22**

Distance **0.27km**



## 2/21 PARKVIEW CLOSE DANDENONG VIC 3175

 2  1  1

Sold Price **\$500,000** Sold Date **19-Feb-22**

Distance **0.67km**



## 2/2 MELBE CRESCENT DANDENONG VIC 3175

 2  1  1

Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **17-Jun-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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