

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

2/23 Edith 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2021

to

28 Feb 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

1/15 Birdwood Avenue Dandenong VIC 3175	\$350,000	31-Oct-21
4/7 Carroll Avenue Dandenong VIC 3175	\$335,000	25-Nov-21
6/9 McFarlane Crescent Dandenong VIC 3175	\$345,000	06-Oct-21

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: 03 March 2022



1/15 Birdwood Avenue Dandenong VIC 3175

Sold Price

\$350,000

Sold Date

31-Oct-21
 2

 1

 1

Distance

1.34km


4/7 Carroll Avenue Dandenong VIC 3175

Sold Price

\$335,000

Sold Date

25-Nov-21
 2

 1

 2

Distance

0.47km


6/9 McFarlane Crescent Dandenong VIC 3175

Sold Price

\$345,000

Sold Date

06-Oct-21
 2

 1

 1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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