

## 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

3/82 SCOTT STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$484,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/6 NAPIER STREET DANDENONG VIC 3175	\$460,000	25-Nov-23
23/3 CLOSE AVENUE DANDENONG VIC 3175	\$400,000	10-Oct-23
4/29 WILMA AVENUE DANDENONG VIC 3175	\$477,000	30-Aug-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: 01 February 2024



**2/6 NAPIER STREET DANDENONG  
VIC 3175**

Sold Price

<sup>RS</sup> **\$460,000** Sold Date **25-Nov-23**

 2  1  1

Distance **0.04km**



**23/3 CLOSE AVENUE  
DANDENONG VIC 3175**

Sold Price

**\$400,000** Sold Date **10-Oct-23**

 2  1  1

Distance **0.46km**



**4/29 WILMA AVENUE  
DANDENONG VIC 3175**

Sold Price

**\$477,000** Sold Date **30-Aug-23**

 2  1  -

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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