

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

1/28 OLIVE 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2022

to

30 Jun 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

3/36 BRUCE STREET DANDENONG VIC 3175	\$390,000	02-Feb-23
7/64-66 STUD ROAD DANDENONG VIC 3175	\$400,000	20-Feb-23
2/99 CLEELAND STREET DANDENONG VIC 3175	\$390,000	11-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: 25 July 2023



3/36 BRUCE STREET DANDENONG VIC 3175 Sold Price **\$390,000** Sold Date **02-Feb-23**

 2  1  2

Distance **0.23km**



7/64-66 STUD ROAD DANDENONG VIC 3175 Sold Price **\$400,000** Sold Date **20-Feb-23**

 2  1  1

Distance **0.34km**



2/99 CLEELAND STREET DANDENONG VIC 3175 Sold Price **\$390,000** Sold Date **11-May-23**

 2  1  1

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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