

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

2/33 GLADSTONE ROAD 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

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

4/87-93 JONES ROAD DANDENONG VIC 3175	\$345,000	19-Feb-24
12/87-93 JONES ROAD DANDENONG VIC 3175	\$345,000	28-Feb-24
51/35 DAVID STREET DANDENONG VIC 3175	\$348,500	19-Apr-24

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: 27 May 2024



4/87-93 JONES ROAD DANDENONG VIC 3175

 2
  2
  1

Sold Price

^{RS} **\$345,000** Sold Date **19-Feb-24**

Distance **0.37km**


12/87-93 JONES ROAD DANDENONG VIC 3175

 2
  2
  1

Sold Price

^{RS} **\$345,000** ^{UN} Sold Date **28-Feb-24**

Distance **0.39km**


51/35 DAVID STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

^{RS} **\$348,500** Sold Date **19-Apr-24**

Distance **0.42km**
RS = Recent sale

UN = Undisclosed Sale

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