

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

4/12 MASTERS 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/94 ANN STREET DANDENONG VIC 3175	\$595,000	21-Oct-23
1/31A WILMA AVENUE DANDENONG VIC 3175	\$590,000	13-Mar-24
3/6 COULSON AVENUE EUMEMMERRING VIC 3177	\$612,000	26-Aug-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: 01 April 2025



**2/94 ANN STREET DANDENONG
VIC 3175**

 2  2  1

Sold Price

\$595,000

Sold Date

21-Oct-23

Distance

1.06km



**1/31A WILMA AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$590,000

Sold Date

13-Mar-24

Distance

2.01km



**3/6 COULSON AVENUE
EUMEMMERRING VIC 3177**

 2  2  1

Sold Price

\$612,000

Sold Date

26-Aug-24

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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