

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

53/20 ROBERTA 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 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

2/11 CLOSE AVENUE DANDENONG VIC 3175	\$450,000	26-Oct-24
2/29 BIRDWOOD AVENUE DANDENONG VIC 3175	\$450,000	17-Oct-24
2/29 POTTER STREET DANDENONG VIC 3175	\$445,000	19-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: 09 December 2024



2/11 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price

\$450,000

Sold Date

26-Oct-24

Distance

1.25km



2/29 BIRDWOOD AVENUE DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}**\$450,000**

Sold Date

17-Oct-24

Distance

1.35km



2/29 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS}**\$445,000** ^{UN}

Sold Date

19-Aug-24

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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