

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

2/22 STANHOPE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2023

to

31 Aug 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

2/10 FOX COURT DANDENONG VIC 3175	\$600,000	22-Jul-24
24 EVERITT STREET DANDENONG VIC 3175	\$585,000	02-Jun-24
136 KENEALLY STREET DANDENONG VIC 3175	\$620,500	16-Sep-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: 30 September 2024



2/10 FOX COURT DANDENONG VIC 3175

 3  1  1

Sold Price **\$600,000** Sold Date **22-Jul-24**

Distance **0.22km**



24 EVERITT STREET DANDENONG VIC 3175

 3  2  1

Sold Price **\$585,000** Sold Date **02-Jun-24**

Distance **0.57km**



136 KENEALLY STREET DANDENONG VIC 3175

 3  3  1

Sold Price ^{RS} **\$620,500** ^{UN} Sold Date **16-Sep-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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