

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

1/27 NEW 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

1/91 PULTNEY STREET DANDENONG VIC 3175	\$480,000	21-May-23
7/34 STUD ROAD DANDENONG VIC 3175	\$490,000	04-Jun-23
8/32 STUD ROAD DANDENONG VIC 3175	\$505,000	05-Oct-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: 12 October 2023



1/91 PULTNEY STREET DANDENONG VIC 3175

 2
  1
  2

Sold Price **\$480,000** Sold Date **21-May-23**

Distance **0.54km**



7/34 STUD ROAD DANDENONG VIC 3175

 3
  2
  1

Sold Price **\$490,000** Sold Date **04-Jun-23**

Distance **0.82km**



8/32 STUD ROAD DANDENONG VIC 3175

 3
  3
  1

Sold Price ^{RS} **\$505,000** Sold Date **05-Oct-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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