

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

8 WANKE CRESCENT 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

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

6 CHARLES STREET DANDENONG VIC 3175	\$650,000	21-Sep-24
38 ANN STREET DANDENONG VIC 3175	\$667,500	07-Oct-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: 17 December 2024

**6 CHARLES STREET DANDENONG
VIC 3175**

3 1 2

Sold Price

\$650,000

Sold Date

21-Sep-24

Distance

0.66km**38 ANN STREET DANDENONG VIC
3175**

3 1 2

Sold Price

\$667,500

Sold Date

07-Oct-24

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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