

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

3/89 ANN 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 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

2/14 OLIVE STREET DANDENONG VIC 3175	\$520,000	13-Mar-24
145/112 STUD ROAD DANDENONG VIC 3175	\$525,000	21-Feb-24
3/4 MACPHERSON STREET DANDENONG VIC 3175	\$502,000	08-Jan-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.~~

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**2/14 OLIVE STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$520,000

Sold Date

13-Mar-24

Distance

0.37km

**145/112 STUD ROAD DANDENONG
VIC 3175**

2 - 1

Sold Price

\$525,000

Sold Date

21-Feb-24

Distance

0.42km

**3/4 MACPHERSON STREET
DANDENONG VIC 3175**

2 1 -

Sold Price

\$502,000

Sold Date

08-Jan-24

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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