

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

2/11 Burrows Avenue 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2019

to

31 Mar 2020

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

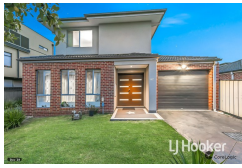
Date of sale

22A James Street Dandenong VIC 3175	\$585,000	20-Dec-19
4/89 Langhorne Street Dandenong VIC 3175	\$600,000	14-Mar-20
1/15 Hughes Crescent Dandenong North VIC 3175	\$593,000	17-Dec-19

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: 22 April 2020



22A James Street Dandenong VIC 3175

Sold Price

\$585,000

Sold Date

20-Dec-19

 3

 2

 1

Distance

1.31km



4/89 Langhorne Street Dandenong VIC 3175

Sold Price

^{RS} **\$600,000**

Sold Date

14-Mar-20

 3

 2

 3

Distance

1.63km



1/15 Hughes Crescent Dandenong North VIC 3175

Sold Price

\$593,000

Sold Date

17-Dec-19

 3

 2

 2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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