

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

2/93 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/11 Burrows Avenue Dandenong VIC 3175	\$620,000	23-May-21
1/53 King Street Dandenong VIC 3175	\$630,000	04-Mar-21
1A/111 McCrae Street Dandenong VIC 3175	\$626,500	05-Mar-21

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: 05 August 2021



3/11 Burrows Avenue Dandenong VIC 3175

3 2 2

Sold Price

\$620,000

Sold Date

23-May-21

Distance

0.13km



1/53 King Street Dandenong VIC 3175

3 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

04-Mar-21

Distance

0.46km



1A/111 McCrae Street Dandenong VIC 3175

3 2 2

Sold Price

\$626,500

Sold Date

05-Mar-21

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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