

## 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

4/37 Scott Street Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,750

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2019

to

30 Apr 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

4/28 Jones Road Dandenong VIC 3175	\$375,000	04-Mar-20
4/22 Canberra Avenue Dandenong VIC 3175	\$382,000	25-Feb-20
4/6 Macpherson Street Dandenong VIC 3175	\$384,600	24-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: 07 May 2020



**4/28 Jones Road Dandenong VIC 3175**

Sold Price

**\$375,000**

Sold Date **04-Mar-20**

 2  1  1

Distance **0.87km**



**4/22 Canberra Avenue Dandenong VIC 3175**

Sold Price

**\$382,000**

Sold Date **25-Feb-20**

 2  1  1

Distance **1.14km**



**4/6 Macpherson Street Dandenong VIC 3175**

Sold Price

**\$384,600**

Sold Date **24-Dec-19**

 2  1  1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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