

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

3/5 Elray 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 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

2/5 Elray Avenue Dandenong VIC 3175	\$525,000	09-Feb-21
18 Wilma Avenue Dandenong VIC 3175	\$526,000	09-Oct-20
2/13 Bruce Street Dandenong VIC 3175	\$525,000	07-Nov-20

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 March 2021



2/5 Elray Avenue Dandenong VIC 3175

 3  2  2

Sold Price

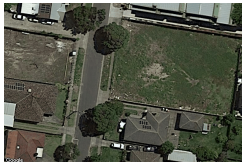
^{RS} **\$525,000**

Sold Date

09-Feb-21

Distance

0.01km



18 Wilma Avenue Dandenong VIC 3175

 3  -  -

Sold Price

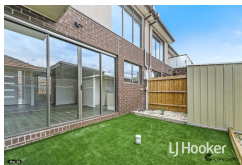
\$526,000

Sold Date

09-Oct-20

Distance

0.98km



2/13 Bruce Street Dandenong VIC 3175

 3  2  1

Sold Price

\$525,000

Sold Date

07-Nov-20

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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