

## 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

10 SEELY 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

\$599,000

&

\$658,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 2022

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

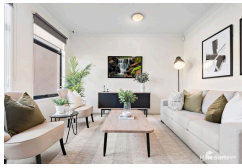
Date of sale

26 EVERITT STREET DANDENONG VIC 3175	\$600,000	15-Aug-22
48 STEVEN STREET DANDENONG VIC 3175	\$620,000	26-Jul-22
8 IENA STREET DANDENONG VIC 3175	\$650,000	25-Aug-22

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: 06 October 2022



## 26 EVERITT STREET DANDENONG VIC 3175

Sold Price

<sup>RS</sup> \$600,000

Sold Date

15-Aug-22

3 2 1

Distance

0.05km



## 48 STEVEN STREET DANDENONG VIC 3175

Sold Price

\$620,000

Sold Date

26-Jul-22

3 2 1

Distance

0.27km



## 8 IENA STREET DANDENONG VIC 3175

Sold Price

<sup>RS</sup> \$650,000

Sold Date

25-Aug-22

3 1 -

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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