

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

4/51-53 Scott 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2019

to

31 Jan 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

1/17 Burrows Avenue Dandenong VIC 3175	\$465,000	27-Nov-19
2/65-67 Potter Street Dandenong VIC 3175	\$465,000	27-Nov-19
1/16 Alsace Street Dandenong VIC 3175	\$480,000	15-Oct-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: 05 February 2020



1/17 Burrows Avenue Dandenong VIC 3175

 3
  2
  1

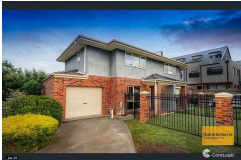
Sold Price

\$465,000

Sold Date

27-Nov-19

Distance

1.68km


2/65-67 Potter Street Dandenong VIC 3175

 3
  2
  1

Sold Price

Sold Date

27-Nov-19

Distance

0.75km


1/16 Alsace Street Dandenong VIC 3175

 3
  2
  1

Sold Price

\$480,000

Sold Date

15-Oct-19

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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