

## 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

1/41-43 Bruce 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2019

to

31 Aug 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

2/13 Carroll Avenue Dandenong VIC 3175	\$430,000	11-Jul-20
6/88 Princes Highway Dandenong VIC 3175	\$510,000	29-Jun-20
50/63-83 James Street Dandenong VIC 3175	\$458,000	09-Sep-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: 28 September 2020



**2/13 Carroll Avenue Dandenong VIC 3175** Sold Price <sup>RS</sup> **\$430,000** <sup>UN</sup> Sold Date **11-Jul-20**

3 1 2

Distance **0.18km**



**6/88 Princes Highway Dandenong VIC 3175** Sold Price **\$510,000** Sold Date **29-Jun-20**

3 1 2

Distance **1.04km**



**50/63-83 James Street Dandenong VIC 3175** Sold Price <sup>RS</sup> **\$458,000** Sold Date **09-Sep-20**

3 1 2

Distance **1.12km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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