

## 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

2/24 Rodd 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

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,125

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2020

to

31 Dec 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

4/98 Railway Parade Dandenong VIC 3175	\$321,000	28-Jul-20
1/67 McCrae Street Dandenong VIC 3175	\$320,000	30-Dec-20
17/61 James Street Dandenong VIC 3175	\$310,000	15-Aug-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: 20 January 2021



**4/98 Railway Parade Dandenong VIC 3175**

Sold Price

**\$321,000**

Sold Date

**28-Jul-20**

 2

 1

 1

Distance

**1.05km**



**1/67 McCrae Street Dandenong VIC 3175**

Sold Price

<sup>RS</sup> **\$320,000**

Sold Date

**30-Dec-20**

 2

 1

 1

Distance

**1.07km**



**17/61 James Street Dandenong VIC 3175**

Sold Price

**\$310,000**

Sold Date

**15-Aug-20**

 2

 1

 1

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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