

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

6/8-12 STANLEY 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2021

to

28 Feb 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

120/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$425,000	28-Nov-21
7/4 GWENDA STREET DANDENONG VIC 3175	\$381,500	06-Nov-21
508/157 LONSDALE STREET DANDENONG VIC 3175	\$372,500	27-Sep-21

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: 21 March 2022



**120/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$425,000** Sold Date **28-Nov-21**

Distance **0.66km**



**7/4 GWENDA STREET
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$381,500** Sold Date **06-Nov-21**

Distance **0.9km**



**508/157 LONSDALE STREET
DANDENONG VIC 3175**

 2  2  1

Sold Price ^{RS} **\$372,500** ^{UN} Sold Date **27-Sep-21**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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