

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

2/8 SOUTHDEAN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2021

to

30 Jun 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

1/19 WANKE CRESCENT DANDENONG VIC 3175	\$600,000	21-Feb-22
1/45 HERBERT STREET DANDENONG VIC 3175	\$635,000	06-May-22
1/12A GRANDVIEW AVENUE DANDENONG VIC 3175	\$660,000	15-May-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: 27 July 2022



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**1/19 WANKE CRESCENT
DANDENONG VIC 3175**

3 2 1

Sold Price **\$600,000** Sold Date **21-Feb-22**

Distance **0.58km**



**1/45 HERBERT STREET
DANDENONG VIC 3175**

3 2 2

Sold Price **\$635,000** Sold Date **06-May-22**

Distance **0.94km**



**1/12A GRANDVIEW AVENUE
DANDENONG VIC 3175**

3 2 2

Sold Price **\$660,000** Sold Date **15-May-22**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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