

Statement of Information



Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property Offered for sale

Address
Including suburb and
locality and postcode

2/22 Cornelius Street, Dandenong

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between

\$560,000

&

\$616,000

Median Sale Price

Median price

\$470,000

Unit

X

Suburb
or locality

Dandenong

Period - From

11/12/2017

to

11/12/2017

Source

Other

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 16/46 Wedge Street, Dandenong	\$570,000	08/10/2017
2. 1-5 Day Street, Dandenong	\$555,000	11/04/2017
3. 2/81 King Street, Dandenong	\$590,000	03/05/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 11 December 2017

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Sections 47AF of the Estate Agents Act 1980



2/22 Cornelius Street, Dandenong

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Indicative selling price: \$560,000 - \$616,000

For the meaning of this price see consumer.vic.gov.au/underquoting

Bed Bath Car

Dandenong

Median House Price:
Period From: 11/12/2017
Source: Other

Median Unit Price: \$470,000
Period to: 11/12/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
16/46 Wedge Street, Dandenong	Town House	3	2	2	\$570,000	08/10/2017	
1-5 Day Street, Dandenong	Town House	3	3	2	\$555,000	11/04/2017	
2/81 King Street, Dandenong	Town House	3	2	2	\$590,000	03/05/2017	

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Prepared on 11 December 2017

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