

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

9/23 EDITH 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

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 2023

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

8/23 EDITH STREET DANDENONG VIC 3175	\$300,000	25-Jan-23
13/60-62 HERBERT STREET DANDENONG VIC 3175	\$280,000	15-Nov-23
3/41-43 KING STREET DANDENONG VIC 3175	\$270,500	09-Mar-23

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: 11 December 2023



8/23 EDITH STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$300,000

Sold Date

25-Jan-23

Distance

0.02km


13/60-62 HERBERT STREET DANDENONG VIC 3175

 2
  1
  -

Sold Price

^{RS} **\$280,000**

Sold Date

15-Nov-23

Distance

0.15km


3/41-43 KING STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$270,500

Sold Date

09-Mar-23

Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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