

## 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

5/22 Jones Road 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/29 Wilma Avenue Dandenong VIC 3175       | \$417,000 | 14-Mar-21 |
| 3/3 Seventh Avenue Dandenong VIC 3175      | \$412,000 | 22-May-21 |
| 2/62 King George Parade Dandenong VIC 3175 | \$450,000 | 16-Apr-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: 22 June 2021



**1/29 Wilma Avenue Dandenong VIC 3175**

Sold Price

**\$417,000**

Sold Date

**14-Mar-21**

2

1

1

Distance

**0.08km**



**3/3 Seventh Avenue Dandenong VIC 3175**

Sold Price

<sup>RS</sup> **\$412,000**

Sold Date

**22-May-21**

2

1

1

Distance

**0.46km**



**2/62 King George Parade Dandenong VIC 3175**

Sold Price

**\$450,000**

Sold Date

**16-Apr-21**

2

1

1

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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