

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

2/29 BIRDWOOD AVENUE 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

\$420,000

&

\$462,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

6/50 POTTER STREET DANDENONG VIC 3175	\$428,000	09-Jul-24
3/82 SCOTT STREET DANDENONG VIC 3175	\$440,000	11-Jun-24
3/26-28 JAMES STREET DANDENONG VIC 3175	\$452,500	17-Sep-24

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: 08 October 2024

**6/50 POTTER STREET
DANDENONG VIC 3175** 3  1  1

Sold Price

\$428,000

Sold Date

09-Jul-24

Distance

0.47km**3/82 SCOTT STREET DANDENONG
VIC 3175** 2  1  -

Sold Price

\$440,000

Sold Date

11-Jun-24

Distance

0.7km**3/26-28 JAMES STREET
DANDENONG VIC 3175** 2  1  1

Sold Price

^{RS} **\$452,500**

Sold Date

17-Sep-24

Distance

0.81km**RS** = Recent sale**UN** = Undisclosed Sale

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