

## 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

3/23 EDITH STREET 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

\$345,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2022

to

31 Aug 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

2/23 EDITH STREET DANDENONG VIC 3175	\$335,000	09-Apr-23
2/36 ANN STREET DANDENONG VIC 3175	\$385,000	28-Mar-23
1/23 EDITH STREET DANDENONG VIC 3175	\$345,000	01-Apr-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: 21 September 2023



**2/23 EDITH STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price

**\$335,000**

Sold Date

**09-Apr-23**

Distance

**0km**



**2/36 ANN STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price

**\$385,000**

Sold Date

**28-Mar-23**

Distance

**0.47km**



**1/23 EDITH STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price

**\$345,000**

Sold Date

**01-Apr-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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