

# 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

17/35 Ann 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)

Range between \$240,000 & \$264,000

### Median sale price

Median price \$368,000 Property Type Unit Suburb Dandenong

Period - From 29/04/2023 to 28/04/2024 Source REIV

### 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 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	18/35 Ann St DANDENONG 3175	\$280,000	20/01/2024
2	314/80 Cheltenham Rd DANDENONG 3175	\$262,000	11/12/2023
3	8/38 King St DANDENONG 3175	\$255,000	18/04/2024

**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 six months.~~

This Statement of Information was prepared on:

29/04/2024 17:11



 1    1    2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$240,000 - \$264,000

**Median Unit Price**

29/04/2023 - 28/04/2024: \$368,000

## Comparable Properties



**18/35 Ann St DANDENONG 3175 (REI/VG)**

**Agent Comments**

 1    1    2

**Price:** \$280,000

**Method:** Private Sale

**Date:** 20/01/2024

**Property Type:** Unit

**314/80 Cheltenham Rd DANDENONG 3175 (VG)**

**Agent Comments**

 1    -    -

**Price:** \$262,000

**Method:** Sale

**Date:** 11/12/2023

**Property Type:** Strata Unit/Flat



**8/38 King St DANDENONG 3175 (REI)**

**Agent Comments**

 1    1    1

**Price:** \$255,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** Apartment

**Account - Boutique Estate Agency** | P: 03 9795 8889 | F: 03 9795 8869