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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$240,000		&		\$264,000			
Median sale pi	rice							
Median price	\$368,000	Pro	operty Type	Unit			Suburb	Dandenong
Period - From	29/04/2023	to	28/04/2024		So	urce	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.

Add	dress 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









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)



Price: \$280,000 Method: Private Sale Date: 20/01/2024 Property Type: Unit

Agent Comments

314/80 Cheltenham Rd DANDENONG 3175 (VG) Agent Comments



Price: \$262,000 Method: Sale Date: 11/12/2023 Property Type: Strata Unit/Flat



8/38 King St DANDENONG 3175 (REI)



Agent Comments

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





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