

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

1/9 Ross Street 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2020

to

31 Aug 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

1/10 Sunnyside Avenue Dandenong VIC 3175	\$420,000	06-May-21
3/44 Stud Road Dandenong VIC 3175	\$416,000	19-Mar-21
1/84 Clow Street Dandenong VIC 3175	\$400,000	29-May-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: 07 September 2021



1/10 Sunnyside Avenue Dandenong VIC 3175

Sold Price

\$420,000

Sold Date

06-May-21



2



1



1

Distance

0.25km



3/44 Stud Road Dandenong VIC 3175

Sold Price

\$416,000

Sold Date

19-Mar-21



2



1



2

Distance

0.38km



1/84 Clow Street Dandenong VIC 3175

Sold Price

\$400,000

Sold Date

29-May-21



2



1



1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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