

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

2/19 Robert 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

1/38 Bruce Street Dandenong VIC 3175	\$537,500	10-Apr-20
1/56 Ann Street Dandenong VIC 3175	\$540,000	19-Dec-19

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.

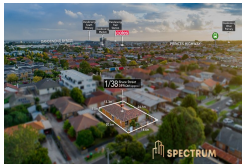
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1/38 Bruce Street Dandenong VIC 3175

4 2 2

Sold Price

\$537,500

Sold Date

10-Apr-20

Distance

0.13km



1/56 Ann Street Dandenong VIC 3175

3 2 2

Sold Price

\$540,000

Sold Date

19-Dec-19

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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