

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 1/53A Wedge Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$480,000

&

\$520,000

Median sale price

Median price

\$401,000

Property Type

House

Suburb

Dandenong (3175)

Period - From

01/11/2020

to

24/11/2021

Source

Realestate.com.au

Comparable property sales

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
27 ALEX SCOTT WAY, DANDENONG VIC 3175	\$490,000	28/07/2021
5/18-20 WILMA AVENUE, DANDENONG VIC 3175	\$480,000	15/11/2021
3/3 ARATULA STREET, DANDENONG VIC 3175	\$475,000	23/09/2021

This Statement of Information was prepared on: 08/12/2021