

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

5/7 JAMES 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

\$339,000

&

\$372,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

45/35 DAVID STREET DANDENONG VIC 3175	\$367,000	14-Jun-24
47/35 DAVID STREET DANDENONG VIC 3175	\$350,000	03-May-24
3/16-18 CLOSE AVENUE DANDENONG VIC 3175	\$345,000	07-Aug-24

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: 23 October 2024

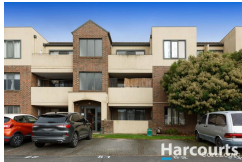


**45/35 DAVID STREET
DANDENONG VIC 3175**

 2  1  -

Sold Price **\$367,000** Sold Date **14-Jun-24**

Distance **0.28km**

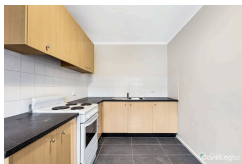


**47/35 DAVID STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$350,000** Sold Date **03-May-24**

Distance **0.28km**



**3/16-18 CLOSE AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$345,000** Sold Date **07-Aug-24**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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