

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

4/3 MARKET 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 2023

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

5/3 MARKET STREET DANDENONG VIC 3175	\$332,500	25-Nov-23
10/60-62 HERBERT STREET DANDENONG VIC 3175	\$330,000	17-Jan-24
2/38 KING STREET DANDENONG VIC 3175	\$355,000	11-Nov-23

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 January 2024



5/3 MARKET STREET DANDENONG VIC 3175 Sold Price

^{RS} **\$332,500** Sold Date **25-Nov-23**

 2  2  -

Distance **0km**



10/60-62 HERBERT STREET DANDENONG VIC 3175 Sold Price

^{RS} **\$330,000** Sold Date **17-Jan-24**

 2  1  1

Distance **0.17km**



2/38 KING STREET DANDENONG VIC 3175 Sold Price

^{RS} **\$355,000** Sold Date **11-Nov-23**

 2  1  -

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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