

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

21/35 DAVID 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

55/35 DAVID STREET DANDENONG VIC 3175	\$520,000	21-Jan-25
4/68-70 JAMES STREET DANDENONG VIC 3175	\$510,000	04-Dec-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: 03 February 2025



**55/35 DAVID STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **21-Jan-25**

Distance **0.21km**



**4/68-70 JAMES STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$510,000** Sold Date **04-Dec-24**

Distance **0.13km**

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

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