

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

3/1 KEYS 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

\$446,250

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2023

to

31 Jul 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

2/24 RODD STREET DANDENONG VIC 3175	\$333,000	13-Mar-24
4/19 CLOSE AVENUE DANDENONG VIC 3175	\$325,000	10-May-24
1/6-10 CLOSE AVENUE DANDENONG VIC 3175	\$360,000	27-Mar-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: 15 August 2024



**2/24 RODD STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$333,000

Sold Date

13-Mar-24

Distance

0.04km



**4/19 CLOSE AVENUE DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$325,000

Sold Date

10-May-24

Distance

0.24km



**1/6-10 CLOSE AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$360,000

Sold Date

27-Mar-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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