

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

2/2 Edith Street Dandenong, 3175

Indicative selling price

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

Range between \$250,000.00 & \$275,000.00

Median sale price

Median price \$334,000.00 Property Type APARTMENT Suburb DANDENONG

Period - From 01-Sep-2018 to 01-Sep-2019 Source REA

Comparable property sales

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
1	9/40 Princes Highway Dandenong VIC 3175	\$253,500.00	08-Oct-2019
2	12/12 Stud Road Dandenong VIC 3175	\$265,000.00	10-Apr-2019
3	1/52 Cleeland Street Dandenong VIC 3175	\$372,500.00	20-Jul-2019

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