

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

5/10 FOX 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/18 ECKFORD STREET DANDENONG VIC 3175	\$610,000	04-May-22
2/83 PULTNEY STREET DANDENONG VIC 3175	\$580,000	31-Jan-22

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: 11 July 2022



**1/18 ECKFORD STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price **\$610,000** Sold Date **04-May-22**

Distance **0.38km**



**2/83 PULTNEY STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price **\$580,000** Sold Date **31-Jan-22**

Distance **0.45km**

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

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