

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

1/32 BRUCE 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

1/11 BRUCE STREET DANDENONG VIC 3175	\$605,000	09-Aug-24
3/6 ROBERT STREET DANDENONG VIC 3175	\$625,000	29-Apr-24
2/35 GRACE AVENUE DANDENONG VIC 3175	\$640,000	03-May-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: 23 October 2024



**1/11 BRUCE STREET DANDENONG
VIC 3175**

 3  2  1

Sold Price

\$605,000

Sold Date **09-Aug-24**

Distance

0.18km



**3/6 ROBERT STREET DANDENONG
VIC 3175**

 3  2  1

Sold Price

\$625,000

Sold Date **29-Apr-24**

Distance

0.26km



**2/35 GRACE AVENUE
DANDENONG VIC 3175**

 3  2  1

Sold Price

\$640,000

Sold Date **03-May-24**

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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