

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

3/16 NEW 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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

1/5 CARROLL AVENUE DANDENONG VIC 3175	\$400,000	03-Jun-24
3/89 ANN STREET DANDENONG VIC 3175	\$430,000	18-Apr-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: 17 June 2024



**1/5 CARROLL AVENUE
DANDENONG VIC 3175**

 2  1  1

Sold Price

^{RS} **\$400,000**

Sold Date

03-Jun-24

Distance

1.2km



**3/89 ANN STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

^{RS} **\$430,000**

Sold Date

18-Apr-24

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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