

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	32/35 David Street Dandenong, 3175
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Indicative selling price

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

Range between	\$480,000 & \$520,000
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Median sale price

Median price	\$416,750	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Jun-2022	to	31-May-2023	Source	CORELOGIC RP DATA

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	3/28 DAVID STREET DANDENONG VIC 3175	\$510,000	11-Apr-2023
2	3/22 BRUCE STREET DANDENONG VIC 3175	\$497,000	02-May-2023
3	2/31 ANN STREET DANDENONG VIC 3175	\$500,000	10-Feb-2023

This statement of information was prepared on 28-Aug-2023 at 11:59:25 AM EST