

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

4/11 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2023

to

31 Aug 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	26-Aug-24
2/17-19 EDITH STREET DANDENONG VIC 3175	\$590,000	11-Aug-24
1/5 ELRAY AVENUE DANDENONG VIC 3175	\$635,000	24-Jun-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: 12 September 2024

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

 3  2  1

Sold Price

^{RS} **\$605,000** Sold Date **26-Aug-24**

Distance **0.03km**



**2/17-19 EDITH STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price

^{RS} **\$590,000** Sold Date **11-Aug-24**

Distance **0.49km**



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

 3  2  2

Sold Price

^{RS} **\$635,000** Sold Date **24-Jun-24**

Distance **1.81km**

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

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