

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

8/3-5 EDWARD AVENUE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2021

to

30 Apr 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

11/35 HERBERT STREET DANDENONG VIC 3175	\$412,308	27-Feb-22
4/68-70 JAMES STREET DANDENONG VIC 3175	\$475,000	15-Jan-22
4/31 ANN STREET DANDENONG VIC 3175	\$441,000	08-Apr-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: 19 May 2022

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**11/35 HERBERT STREET
 DANDENONG VIC 3175**

2 1 1

Sold Price **\$412,308** Sold Date **27-Feb-22**

Distance **0.59km**



**4/68-70 JAMES STREET
 DANDENONG VIC 3175**

2 1 2

Sold Price ^{RS} **\$475,000** Sold Date **15-Jan-22**

Distance **0.25km**



**4/31 ANN STREET DANDENONG
 VIC 3175**

2 1 1

Sold Price ^{RS} **\$441,000** ^{UN} Sold Date **08-Apr-22**

Distance **0.46km**

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

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