

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

35 SCOTT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,500

Property type

Land

Suburb

Dandenong

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 DENNIS STREET DANDENONG VIC 3175	842500	27-Mar-23
73 LANGHORNE STREET DANDENONG VIC 3175	970000	26-Aug-23
49 KING STREET DANDENONG VIC 3175	1448000	27-May-23

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: 07 September 2023

Jiayi Wang

P +61 (3) 9988 6658

M 0433566277

E roumei_627@hotmail.com


4 DENNIS STREET DANDENONG VIC 3175

Sold Price

842500

Sold Date

27-Mar-23
 -  -  -

Distance

1.95km

73 LANGHORNE STREET DANDENONG VIC 3175

Sold Price

^{RS}
970000

Sold Date

26-Aug-23
 -  -  -

Distance

1.09km

49 KING STREET DANDENONG VIC 3175

Sold Price

1448000

Sold Date

27-May-23
 -  -  -

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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