

# 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 4/10 SUNNYSIDE AVENUE, Dandenong, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$330,000 & \$360,000

### Median sale price

Median price \$412,000 Property Type Unit Suburb Dandenong (3175)  
Period - From 01/07/2020 to 30/06/2021 Source CORELOGIC

### Comparable property sales

A 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
3/38 KING STREET, DANDENONG VIC 3175	\$280,000	22/02/2021
4/67 MCCRAE STREET, DANDENONG VIC 3175	\$273,000	25/02/2021
105/80 CHELTENHAM ROAD, DANDENONG VIC 3175	\$280,000	01/04/2021

This Statement of Information was prepared on: 09/07/2021