

## 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

1/22 James Street Dandenong VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$403,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/13 Bruce Street Dandenong VIC 3175	\$525,000	07-Nov-20
19 Sleeth Avenue Dandenong VIC 3175	\$577,000	26-Nov-19

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: 29 March 2021



**1/13 Bruce Street Dandenong VIC 3175**

 2  2  1

Sold Price

**\$525,000**

Sold Date **07-Nov-20**

Distance

**0.74km**



**19 Sleeth Avenue Dandenong VIC 3175**

 2  2  1

Sold Price

**\$577,000**

Sold Date **26-Nov-19**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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