

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

2/90 Ross 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

1/23 Parkview Close Dandenong VIC 3175	\$470,000	25-Feb-21
2/33 Parkview Close Dandenong VIC 3175	\$473,000	16-Nov-20
3/24 Ross Street Dandenong VIC 3175	\$470,000	24-Feb-21

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: 06 May 2021



1/23 Parkview Close Dandenong VIC 3175

 2  1  2

Sold Price **\$470,000** Sold Date **25-Feb-21**

Distance **0.12km**



2/33 Parkview Close Dandenong VIC 3175

 2  1  1

Sold Price **\$473,000** Sold Date **16-Nov-20**

Distance **0.15km**



3/24 Ross Street Dandenong VIC 3175

 2  1  1

Sold Price **\$470,000** Sold Date **24-Feb-21**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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