

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

2/22 Vizard 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

1/28 David Street Dandenong VIC 3175	\$515,000	01-Apr-21
3/28 David Street Dandenong VIC 3175	\$488,000	08-Feb-21
3/13 Belfort Street Dandenong VIC 3175	\$490,000	27-Jan-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: 30 June 2021



1/28 David Street Dandenong VIC 3175

 2  1  1

Sold Price

\$515,000

Sold Date

01-Apr-21

Distance

0.84km



3/28 David Street Dandenong VIC 3175

 2  1  2

Sold Price

\$488,000

Sold Date

08-Feb-21

Distance

0.86km



3/13 Belfort Street Dandenong VIC 3175

 2  1  1

Sold Price

\$490,000

Sold Date

27-Jan-21

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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