

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

5/47 Pickett 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

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

8/7-11 Hutton Street Dandenong VIC 3175	\$401,000	27-Apr-21
1/29 Wilma Avenue Dandenong VIC 3175	\$417,000	14-Mar-21
3/3 Seventh Avenue Dandenong VIC 3175	\$412,000	22-May-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: 15 June 2021



**8/7-11 Hutton Street Dandenong
VIC 3175**

 2  1  2

Sold Price

\$401,000

Sold Date

27-Apr-21

Distance

0.41km



**1/29 Wilma Avenue Dandenong VIC
3175**

 2  1  1

Sold Price

\$417,000

Sold Date

14-Mar-21

Distance

0.53km



**3/3 Seventh Avenue Dandenong
VIC 3175**

 2  1  1

Sold Price

^{RS} **\$412,000**

Sold Date

22-May-21

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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