

## 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

2/12 Orgill 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

\$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 Jul 2020

to

30 Jun 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

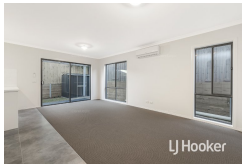
Date of sale

4/13 Grant Street Dandenong VIC 3175	\$518,000	28-Jun-21
6 William Avenue Dandenong VIC 3175	\$494,000	02-Mar-21
2/15 Frederick Street Dandenong VIC 3175	\$490,000	28-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: 15 July 2021



**4/13 Grant Street Dandenong VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$518,000**

Sold Date

**28-Jun-21**

Distance

**0.85km**



**6 William Avenue Dandenong VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$494,000**

Sold Date

**02-Mar-21**

Distance

**0.93km**



**2/15 Frederick Street Dandenong VIC 3175**

 2  1  1

Sold Price

**\$490,000**

Sold Date

**28-Jan-21**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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