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

2/62 David 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	\$360,000	&	\$390,000			
Median sale price							

(*Delete house or unit as applicable)

Median Price	\$420,000	Prope	erty type	U	Init	Suburb	Dandenong
Period-from	01 Nov 2020	to	31 Oct 2	2021	Source C		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		
3/62 David Street Dandenong VIC 3175	\$365,000	16-Sep-21		
4/93 Cleeland Street Dandenong VIC 3175	\$382,000	07-Oct-21		
3/12 Macpherson Street Dandenong VIC 3175	\$377,000	16-Aug-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: 25 November 2021

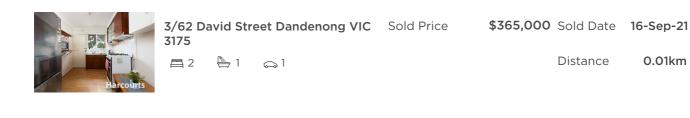


consumer.vic.gov.au



0.01km

Distance





4/93 Cleeland Street Dandenong VIC 3175	Sold Price	^{RS} \$382,000 Sold Date	07-Oct-21
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ions	3/12 Ma VIC 317		on Stree	t Dandenong	Sold Price	\$377,000	Sold Date	16-Aug-21
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RS = Recent sale UN = Undisclosed Sale

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