

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

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

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



3/62 David Street Dandenong VIC 3175

2 1 1

Sold Price

\$365,000

Sold Date

16-Sep-21

Distance

0.01km



4/93 Cleeland Street Dandenong VIC 3175

2 1 1

Sold Price

^{RS} **\$382,000**

Sold Date

07-Oct-21

Distance

0.29km



3/12 Macpherson Street Dandenong VIC 3175

2 1 1

Sold Price

\$377,000

Sold Date

16-Aug-21

Distance

1.5km

RS = Recent sale UN = Undisclosed Sale

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