

## 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

1/13 Rodd 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

\$275,000

&

\$300,000

### 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

3/52 Scott Street Dandenong VIC 3175	\$281,000	06-Jul-21
11/7 Keys Street Dandenong VIC 3175	\$279,999	24-Mar-21
3/3 Close Avenue Dandenong VIC 3175	\$295,000	21-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: 12 July 2021



**3/52 Scott Street Dandenong VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$281,000**

Sold Date

**06-Jul-21**

Distance

**0.05km**



**11/7 Keys Street Dandenong VIC 3175**

 2  1  1

Sold Price

**\$279,999**

Sold Date

**24-Mar-21**

Distance

**0.13km**



**3/3 Close Avenue Dandenong VIC 3175**

 2  1  1

Sold Price

**\$295,000**

Sold Date

**21-May-21**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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