

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

23 BESS COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/94 ANN STREET DANDENONG VIC 3175	\$595,000	21-Oct-23
2/1 GRANDVIEW AVENUE DANDENONG VIC 3175	\$635,000	13-Feb-24
1/9 ROSS STREET DANDENONG VIC 3175	\$620,000	23-Jan-24

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: 05 April 2024

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2/94 ANN STREET DANDENONG VIC 3175

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Sold Price **\$595,000** Sold Date **21-Oct-23**

Distance **0.46km**



2/1 GRANDVIEW AVENUE DANDENONG VIC 3175

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Sold Price ^{RS} **\$635,000** ^{UN} Sold Date **13-Feb-24**

Distance **0.44km**



1/9 ROSS STREET DANDENONG VIC 3175

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Sold Price **\$620,000** Sold Date **23-Jan-24**

Distance **0.28km**



3/85 HERBERT STREET DANDENONG VIC 3175

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Sold Price **\$550,000** Sold Date **26-Feb-24**

Distance **0.55km**



5/21 MACPHERSON STREET DANDENONG VIC 3175

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Sold Price **\$505,000** Sold Date **15-Dec-23**

Distance **0.68km**



4B PYRUS COURT DOVETON VIC 3177

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Sold Price ^{RS} **\$615,000** Sold Date **15-Jan-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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