

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

15/23 EDITH 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

\$289,000

&

\$317,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 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

3/36 ANN STREET DANDENONG VIC 3175	\$385,000	28-Mar-23
25/12 CLOSE AVENUE DANDENONG VIC 3175	\$290,000	13-Jul-23
13/12 CLOSE AVENUE DANDENONG VIC 3175	\$315,000	28-Apr-23

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 March 2024



**3/36 ANN STREET DANDENONG
VIC 3175**

1 1 1

Sold Price

\$385,000

Sold Date

28-Mar-23

Distance

0.47km



**25/12 CLOSE AVENUE
DANDENONG VIC 3175**

1 1 1

Sold Price

\$290,000

Sold Date

13-Jul-23

Distance

0.83km



**13/12 CLOSE AVENUE
DANDENONG VIC 3175**

1 1 1

Sold Price

\$315,000

Sold Date

28-Apr-23

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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