

## 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

2/201 DAVID 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

\$395,000

&

\$434,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

2/21 VIZARD STREET DANDENONG VIC 3175	\$415,000	22-Feb-24
4/3 JAMES STREET DANDENONG VIC 3175	\$415,000	23-Dec-23
28/63-83 JAMES STREET DANDENONG VIC 3175	\$410,000	30-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: 22 May 2024

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**2/21 VIZARD STREET DANDENONG** Sold Price

<sup>RS</sup> **\$415,000** Sold Date **22-Feb-24**

2 1 1

Distance **1.26km**



**4/3 JAMES STREET DANDENONG** Sold Price

**\$415,000** Sold Date **23-Dec-23**

2 1 1

Distance **1.52km**



**28/63-83 JAMES STREET**  
**DANDENONG VIC 3175**

Sold Price

**\$410,000** Sold Date **30-Jan-24**

2 1 1

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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