

## 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

2/27 PICKETT 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

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

1/8 RODD STREET DANDENONG VIC 3175	\$500,000	01-Feb-24
2/24 JONES ROAD DANDENONG VIC 3175	\$535,000	22-Feb-24
4/29 WILMA AVENUE DANDENONG VIC 3175	\$477,000	30-Aug-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: 23 April 2024



**1/8 RODD STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **01-Feb-24**

Distance **0.3km**



**2/24 JONES ROAD DANDENONG  
VIC 3175**

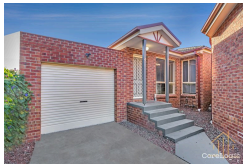
 2  1  1

Sold Price

**\$535,000**

Sold Date **22-Feb-24**

Distance **0.67km**



**4/29 WILMA AVENUE  
DANDENONG VIC 3175**

 2  1  -

Sold Price

**\$477,000**

Sold Date **30-Aug-23**

Distance **0.67km**

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

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