

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 2/52 Scott Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$330,000

&

\$360,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Dandenong (3175)

Period - From

01/06/2023

to

31/05/2024

Source

3175

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

14/57 CLOW STREET, DANDENONG VIC 3175	\$360,000	02/04/2024
10/60-62 HERBERT STREET, DANDENONG VIC 3175	\$330,000	08/01/2024
10/42 PICKETT STREET, DANDENONG VIC 3175	\$357,500	01/06/2024

This Statement of Information was prepared on: 27/06/2024