

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

28/63-83 JAMES 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/177 CLEELAND STREET DANDENONG VIC 3175	\$495,000	14-Aug-23
63/35 DAVID STREET DANDENONG VIC 3175	\$445,000	24-Jun-23
2/17 BRUCE STREET DANDENONG VIC 3175	\$455,000	24-Jul-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.

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**1/177 CLEELAND STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$495,000** Sold Date **14-Aug-23**

Distance **0.47km**



**63/35 DAVID STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$445,000** Sold Date **24-Jun-23**

Distance **0.63km**



**2/17 BRUCE STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$455,000** Sold Date **24-Jul-23**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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