

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

3/104 RAILWAY PARADE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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

3/82 SCOTT STREET DANDENONG VIC 3175	\$440,000	12-Jun-24
3/1 DAY STREET DANDENONG VIC 3175	\$450,000	22-May-24
3/5 KEYS STREET DANDENONG VIC 3175	\$438,000	14-May-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: 25 June 2024



3/82 SCOTT STREET DANDENONG VIC 3175 Sold Price ^{RS} **\$440,000** ^{UN} Sold Date **12-Jun-24**
 Distance **0.95km**
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3/1 DAY STREET DANDENONG VIC 3175 Sold Price **\$450,000** Sold Date **22-May-24**
 Distance **1.18km**
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3/5 KEYS STREET DANDENONG VIC 3175 Sold Price ^{RS} **\$438,000** Sold Date **14-May-24**
 Distance **1.12km**
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RS = Recent sale **UN** = Undisclosed Sale

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