

## 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

3/8 STANLEY 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

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2023

to

30 Jun 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

3/1 DAY STREET DANDENONG VIC 3175	\$450,000	22-May-24
95A HORNSBY STREET DANDENONG VIC 3175	\$455,000	03-Jun-24
3 EVERITT STREET DANDENONG VIC 3175	\$525,000	26-Jun-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.~~

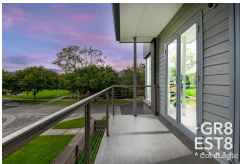
This Statement of Information was prepared on: 09 July 2024



**3/1 DAY STREET DANDENONG VIC 3175** Sold Price **\$450,000** Sold Date **22-May-24**  
Distance **0.8km**  
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**95A HORNSBY STREET DANDENONG VIC 3175** Sold Price **RS \$455,000** Sold Date **03-Jun-24**  
Distance **0.79km**  
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**3 EVERITT STREET DANDENONG VIC 3175** Sold Price **RS \$525,000** Sold Date **26-Jun-24**  
Distance **0.93km**  
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RS = Recent sale      UN = Undisclosed Sale

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