

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

3/82 SCOTT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

1/9 CARSON STREET DANDENONG VIC 3175	\$525,000	19-Apr-23
8/69-71 POTTER STREET DANDENONG VIC 3175	\$510,500	14-Sep-23
5/57 WILMA AVENUE DANDENONG VIC 3175	\$505,000	10-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: 17 October 2023



1/9 CARSON STREET DANDENONG VIC 3175 Sold Price **\$525,000** Sold Date **19-Apr-23**

 3  2  1

Distance **0.22km**



8/69-71 POTTER STREET DANDENONG VIC 3175 Sold Price ^{RS} **\$510,500** Sold Date **14-Sep-23**

 3  2  1

Distance **0.65km**



5/57 WILMA AVENUE DANDENONG VIC 3175 Sold Price **\$505,000** Sold Date **10-Aug-23**

 3  1  2

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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