

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

3/89 ANN 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 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

1/92 ROSS STREET DANDENONG VIC 3175	\$470,000	23-Dec-23
3/4 MACPHERSON STREET DANDENONG VIC 3175	\$502,000	08-Jan-24
4/3 JAMES STREET DANDENONG VIC 3175	\$415,000	23-Dec-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: 06 March 2024


**1/92 ROSS STREET DANDENONG
VIC 3175**
 2
  1
  2

 Sold Price **\$470,000** Sold Date **23-Dec-23**

 Distance **0.56km**

**3/4 MACPHERSON STREET
DANDENONG VIC 3175**
 2
  1
  -

 Sold Price **\$502,000** Sold Date **08-Jan-24**

 Distance **0.86km**

**4/3 JAMES STREET DANDENONG
VIC 3175**
 2
  1
  1

 Sold Price **\$415,000** Sold Date **23-Dec-23**

 Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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