

## 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 EVERITT 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

3/63 HAMMOND ROAD DANDENONG VIC 3175	\$500,000	15-Apr-24
2/38 JONES ROAD DANDENONG VIC 3175	\$540,000	12-Mar-24
5/45 HERBERT STREET DANDENONG VIC 3175	\$520,000	10-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: 28 May 2024



**3/63 HAMMOND ROAD  
DANDENONG VIC 3175**

2 1 1

Sold Price **\$500,000** Sold Date **15-Apr-24**

Distance **0.73km**



**2/38 JONES ROAD DANDENONG  
VIC 3175**

2 2 1

Sold Price **\$540,000** Sold Date **12-Mar-24**

Distance **1.38km**



**5/45 HERBERT STREET  
DANDENONG VIC 3175**

2 2 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **10-May-24**

Distance **1.67km**



**3/1 CLEMENT STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$492,000** Sold Date **29-Apr-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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