

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

4/19 JESSON CRESCENT 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

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 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

1/101 CLOW STREET DANDENONG VIC 3175	\$515,000	05-Feb-24
2/14 OLIVE STREET DANDENONG VIC 3175	\$520,000	13-Mar-24
1/117 HERBERT STREET DANDENONG VIC 3175	\$556,000	27-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: 26 April 2024

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**1/101 CLOW STREET DANDENONG
VIC 3175**

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Sold Price

^{RS}**\$515,000**

Sold Date

05-Feb-24

Distance

0.67km**2/14 OLIVE STREET DANDENONG
VIC 3175**

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Sold Price

\$520,000

Sold Date

13-Mar-24

Distance

1.08km**1/117 HERBERT STREET
DANDENONG VIC 3175**

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Sold Price

^{RS}**\$556,000**

Sold Date

27-Dec-23

Distance

0.38km**RS** = Recent sale**UN** = Undisclosed Sale

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