

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

4/3 ARATULA 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 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

3/23 ROSS STREET DANDENONG VIC 3175	\$570,000	01-May-23
3/22 BRUCE STREET DANDENONG VIC 3175	\$500,000	10-Feb-23
2/7 SHEALES STREET DANDENONG VIC 3175	\$487,000	30-Jun-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: 07 August 2023



**3/23 ROSS STREET DANDENONG
VIC 3175**

Sold Price **\$570,000** Sold Date **01-May-23**

 2  1  1

Distance **0.47km**



**3/22 BRUCE STREET DANDENONG
VIC 3175**

Sold Price **\$500,000** Sold Date **10-Feb-23**

 2  1  2

Distance **0.83km**



**2/7 SHEALES STREET
DANDENONG VIC 3175**

Sold Price ^{RS} **\$487,000** Sold Date **30-Jun-23**

 2  1  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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