

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

4/37 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

\$450,000

&

\$495,000

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

1/8 RODD STREET DANDENONG VIC 3175	\$500,000	01-Feb-24
2/11 CLEMENT STREET DANDENONG VIC 3175	\$500,000	16-Dec-23
3/67 JONES ROAD DANDENONG VIC 3175	\$450,000	26-Oct-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: 13 April 2024



**1/8 RODD STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date **01-Feb-24**

Distance **0.2km**



**2/11 CLEMENT STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$500,000

Sold Date **16-Dec-23**

Distance **1.13km**



**3/67 JONES ROAD DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$450,000

Sold Date **26-Oct-23**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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