

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

5 ALSACE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

2/28 RONALD STREET DANDENONG VIC 3175	\$565,000	23-Jan-24
2/25 HARESTA AVENUE DANDENONG VIC 3175	\$580,000	03-May-24
3/66 JONES ROAD DANDENONG VIC 3175	\$590,000	17-Mar-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: 23 May 2024



**2/28 RONALD STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$565,000** Sold Date **23-Jan-24**

Distance **2.61km**



**2/25 HARESTA AVENUE
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **03-May-24**

Distance **2.78km**



**3/66 JONES ROAD DANDENONG
VIC 3175**

1 2 1

Sold Price **\$590,000** Sold Date **17-Mar-24**

Distance **0.47km**

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

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