

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

43/35 DAVID 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

\$320,000

&

\$352,000

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

51/35 DAVID STREET DANDENONG VIC 3175	\$348,500	19-Apr-24
4/7 JAMES STREET DANDENONG VIC 3175	\$320,000	12-Dec-23
21/12 CLOSE AVENUE DANDENONG VIC 3175	\$325,000	23-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: 22 May 2024

**51/35 DAVID STREET DANDENONG** Sold Price^{RS} **\$348,500** Sold Date **19-Apr-24**

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Distance **0km****4/7 JAMES STREET DANDENONG** Sold Price**\$320,000** Sold Date **12-Dec-23**

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Distance **0.27km****21/12 CLOSE AVENUE**
DANDENONG VIC 3175

Sold Price

\$325,000 Sold Date **23-Mar-24**

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Distance **0.82km****RS** = Recent sale**UN** = Undisclosed Sale

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