

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

5/12 FOX 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|--|-----------|-----------|
| 1/117 MCCRAE STREET DANDENONG VIC 3175 | \$625,000 | 23-Mar-23 |
| 3/170 FOSTER STREET DANDENONG VIC 3175 | \$649,900 | 16-Aug-22 |
| 10/11-13 FREDERICK STREET DANDENONG VIC 3175 | \$650,000 | 15-Feb-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: 15 December 2023



**1/117 MCCRAE STREET
DANDENONG VIC 3175**

 3  2  2

Sold Price **\$625,000** Sold Date **23-Mar-23**

Distance **0.2km**



**3/170 FOSTER STREET
DANDENONG VIC 3175**

 3  2  2

Sold Price **\$649,900** Sold Date **16-Aug-22**

Distance **0.83km**



**10/11-13 FREDERICK STREET
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$650,000** Sold Date **15-Feb-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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