

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 5/87-93 Jones Road, Dandenong 3175 (2 Bed 2 Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$345,000

or range between \$

&

\$

Median sale price

Median price \$368,500

Property type *Apartment*

Suburb Dandenong

Period - From 1 Feb 2023

to

8 Aug 2023

Source RP Data

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 six 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
5/36 Ann Street, Dandenong	\$385,000	28 Mar 2023
22/3-5 Hutton Street, Dandenong	\$340,000	2 Feb 2023
301/54-56 Scott Street, Dandenong	\$380,000	22 Mar 2023

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 six months.

This Statement of Information was prepared on: 09 August 2023