

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 OBRIEN 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,500

Property type

House

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

9 WOODLEE STREET DANDENONG VIC 3175	\$670,000	16-Mar-24
17 EDGEWOOD ROAD DANDENONG VIC 3175	\$731,000	22-Feb-24
83 GLADSTONE ROAD DANDENONG VIC 3175	\$700,000	27-Jan-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: 02 April 2024



9 WOODLEE STREET DANDENONG VIC 3175 Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **16-Mar-24**

4 2 2

Distance **2.43km**



17 EDGEWOOD ROAD DANDENONG VIC 3175 Sold Price ^{RS} **\$731,000** Sold Date **22-Feb-24**

4 2 1

Distance **1.88km**



83 GLADSTONE ROAD DANDENONG VIC 3175 Sold Price ^{RS} **\$700,000** Sold Date **27-Jan-24**

4 2 1

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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