

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

6/27 NEW 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 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

1/27 NEW STREET DANDENONG VIC 3175	\$485,000	24-Oct-23
2/49-51 HAMMOND ROAD DANDENONG VIC 3175	\$475,000	30-Sep-23
3/44 STUD ROAD DANDENONG VIC 3175	\$440,000	08-Aug-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: 08 November 2023



**1/27 NEW STREET DANDENONG
VIC 3175**

 2  1  -

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **24-Oct-23**

Distance **0.04km**



**2/49-51 HAMMOND ROAD
DANDENONG VIC 3175**

 2  1  4

Sold Price ^{RS} **\$475,000** Sold Date **30-Sep-23**

Distance **1.29km**



**3/44 STUD ROAD DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$440,000** Sold Date **08-Aug-23**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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