

## 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

6/7 JAMES STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$333,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

6/5-7 HERBERT STREET DANDENONG VIC 3175	\$290,000	25-Jul-23
63/35 DAVID STREET DANDENONG VIC 3175	\$445,000	24-Jun-23
3/99 CLEELAND STREET DANDENONG VIC 3175	\$350,000	25-May-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: 30 October 2023



**6/5-7 HERBERT STREET  
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$290,000** Sold Date **25-Jul-23**

Distance **0.11km**



**63/35 DAVID STREET  
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$445,000** Sold Date **24-Jun-23**

Distance **0.23km**



**3/99 CLEELAND STREET  
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$350,000** Sold Date **25-May-23**

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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