

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 8 Ronald Street, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$799,000

&

\$878,900

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Dandenong (3175)

Period - From

01/07/2024

to

31/12/2023

Source

Pricefinder.com.au

Comparable property sales

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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
36 EDWARD AVENUE, DANDENONG VIC 3175	\$800,000	29/01/2024
7 DEEPDALE STREET, DANDENONG VIC 3175	\$812,000	14/10/2023
7 TANIA COURT, DANDENONG VIC 3175	\$825,000	20/10/2023

This Statement of Information was prepared on: 06/02/2024