

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

83 GLADSTONE ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

29 SCARLET DRIVE DOVETON VIC 3177	\$635,000	21-Oct-23
11 WANKE CRESCENT DANDENONG VIC 3175	\$625,000	13-May-23
8 CHIFLEY CRESCENT DANDENONG NORTH VIC 3175	\$655,000	05-Mar-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: 10 January 2024



29 SCARLET DRIVE DOVETON VIC 3177

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Sold Price

\$635,000

Sold Date

21-Oct-23

Distance

2.89km



11 WANKE CRESCENT DANDENONG VIC 3175

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Sold Price

\$625,000

Sold Date

13-May-23

Distance

0.11km



8 CHIFLEY CRESCENT DANDENONG NORTH VIC 3175

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Sold Price

\$655,000

Sold Date

05-Mar-23

Distance

0.29km



5 KOONALDA GROVE DANDENONG NORTH VIC 3175

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Sold Price

\$705,000

Sold Date

19-Nov-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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