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	2/17 KING GEORGE PARADE 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	$475,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Nov 2023	to	31 Oct 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
5/16 EDGEWOOD ROAD DANDENONG VIC 3175	$475,000	25-Jul-24
2/1384 HEATHERTON ROAD DANDENONG VIC 3175	$520,000	20-Aug-24
3/26-28 JAMES STREET DANDENONG VIC 3175	$452,500	17-Sep-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: 29 November 2024

OBrien Real Estate

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5/16 EDGEWOOD ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$475,000** Sold Date **25-Jul-24**

Distance **0.17km**



2/1384 HEATHERTON ROAD DANDENONG VIC 3175

2 2 1

Sold Price **$520,000** Sold Date **20-Aug-24**

Distance **0.63km**



3/26-28 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price **$452,500** Sold Date **17-Sep-24**

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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