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	1/102 DAVID 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	$345,000	&	$375,000

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
2/33 GLADSTONE ROAD DANDENONG VIC 3175	$345,000	04-Sep-24
6/7 MCFARLANE CRESCENT DANDENONG VIC 3175	$367,500	30-Sep-24
4/26 HAMMOND ROAD DANDENONG VIC 3175	$375,000	19-Jul-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: 24 November 2024

OBrien Real Estate

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2/33 GLADSTONE ROAD DANDENONG VIC 3175

2 1 -

Sold Price RS $345,000 UN Sold Date 04-Sep-24

Distance 1.29km



6/7 MCFARLANE CRESCENT DANDENONG VIC 3175

2 1 2

Sold Price RS $367,500 Sold Date 30-Sep-24

Distance 0.59km



4/26 HAMMOND ROAD DANDENONG VIC 3175

2 1 1

Sold Price $375,000 Sold Date 19-Jul-24

Distance 2km

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

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